



Rizzetta & Company

# **Concord Station Community Development District**

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## **Board of Supervisors' Meeting June 8, 2023**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
813.994.1001**

**[www.concordstationcdd.com](http://www.concordstationcdd.com)**

## **CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Concord Station Clubhouse, 18636 Mentmore Boulevard, Land O' Lakes, FL 34638  
[www.concordstationcdd.com](http://www.concordstationcdd.com)

<b>District Board of Supervisors</b>	Fred Berdeguez	Vice Chairman
	Donna Matthias-Gorman	Assistant Secretary
	James Steele	Assistant Secretary
	Jerica Ramirez	Assistant Secretary
	Vacant	Assistant Secretary
<b>District Manager</b>	Debby Wallace	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin Vericker
<b>District Engineer</b>	Vacant	

**All Cellular phones and pagers must be turned off during the meeting.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.concordstationcdd.com](http://www.concordstationcdd.com)

June 1, 2023

## **Board of Supervisors Concord Station Community Development District**

### **AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, June 8, 2023 at 6:30 p.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Deputy Update
  - B. District Engineer
    - i. Consideration of RFQ's for District Engineer..... Tab 1
  - C. District Counsel
  - D. Field Operations Manager
    - i. Aquatics Report ..... Tab 2
    - ii. Landscape Inspection Services Report ..... Tab 3
    - iii. Greenview Weekly Reports..... Tab 4
  - E. Clubhouse Manager
    - i. Review Monthly Clubhouse Report ..... Tab 5
    - ii. Sidewalk Repairs ..... Tab 6
  - F. District Manager ..... Tab 7
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Audit Committee Meeting held on May 11, 2023 ..... Tab 8
  - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 11, 2023 ..... Tab 9
  - C. Consideration of Operation and Maintenance Expenditures for April 2023 ..... Tab 10
- 5. BUSINESS ITEMS**
  - A. Update from GameTime Regarding Playground ..... Tab 11
  - B. Announcement of Registered Voter Count..... Tab 12
  - C. Consideration of Shower Tower ..... Tab 13
  - D. Consideration of Deputy Services for Fiscal Year 2023-2024 .... Tab 14
  - E. Consideration of Grau Audit Engagement Letter ..... Tab 15
  - F. Discussion of Vacant Seat
    - i. Candidates ..... Tab 16
  - G. Consideration of Resolution 2023-03; Redesignating Officers of the District ..... Tab 17
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

*Debby Wallace*

Debby Wallace  
Regional District Manager



## **Tab 1**





Qualifications to Provide  
**THE CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

Professional Engineering Services

May 30, 2023



**JOHNSON**  
ENGINEERING



## Cover Letter

a.Ability & Adequacy of Professional Personnel	1
b.Willingness to Meet Time & Budget Requirements	9
c. Past Performance	10
d. Geographic Location	19
e. Recent, Current, & Projected Workloads	20
f. Volume of Work Previously Awarded to Consultant by District	21
g. Proposed Billing Structure	22



Concord Station Community Development District  
District Engineer  
May 30, 2023



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer; a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.



May 30, 2023

Concord Station Community Development District  
Ms. Debby Wallace, District Manager  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**Re: The Concord Station Community Development District - Professional Engineering Services**

Dear Supervisors:

As a firm, Johnson Engineering has more than 47 years of experience working on independent districts including CDDs throughout Florida and has worked with staff from Rizzetta and Straley, Robin, Vericker at other Districts in the Pasco and Tampa Bay. As the District Engineer, we will partner with the District and keep safety and budget at the forefront of all that we do while listening and communicating with the Board and District Staff to achieve your goals.

In addition to the District Engineer, you will receive the support of a team of professionals with the knowledge of stormwater management, current environmental issues, transportation/roadway design, utility design, landscape design and construction management/observation along with current permitting requirements to efficiently maintain or expand the District's services that are being provided to its residents.

Our team is currently, or has worked in the past, on the following CDDs:

- |                           |                                       |                                       |
|---------------------------|---------------------------------------|---------------------------------------|
| → TSR CDD (Starkey Ranch) | → Spring Lake CDD                     | → Mediterra South CDD                 |
| → Watergrass CDD I & II   | → Highlands CDD                       | → Walnut Creek CDD                    |
| → Cypress Preserve CDD    | → Riverbend West CDD                  | → Pine Air Lakes CDD                  |
| → Suncoast CDD            | → Water's Edge CDD                    | → Pelican Marsh CDD                   |
| → Longleaf CDD            | → Wynnmere East CDD                   | → CFM CDD (Magnolia Landing)          |
| → Long Lake Ranch CDD     | → Verandah East CDD                   | → Wentworth Estates CDD (Treviso Bay) |
| → Terra Bella CDD         | → Bay Creek CDD (Pelican Landing)     | → Miromar CDD                         |
| → Park Place CDD          | → The Brooks II of Bonita Springs CDD | → Arbor Greene CDD                    |
| → Forest Creek CDD        | → Stonybrook CDD                      | → Gateway Services CDD                |
| → Oaks at Shady Creek CDD | → Verandah West CDD                   | → Portico CDD                         |
| → La Collina CDD          | → Mediterra North CDD                 | → Sail Harbour CDD                    |
| → Cory Lakes CDD          | → Bayside CDD (Pelican Landing)       | → River Ridge CDD                     |
|                           | → Bay Creek CDD (Pelican Landing)     |                                       |

Our team is known for providing outstanding service as well as always being mindful of our client's time and budgetary needs. Our clients find that our vast experience and dedication to professionalism bring success to their projects.

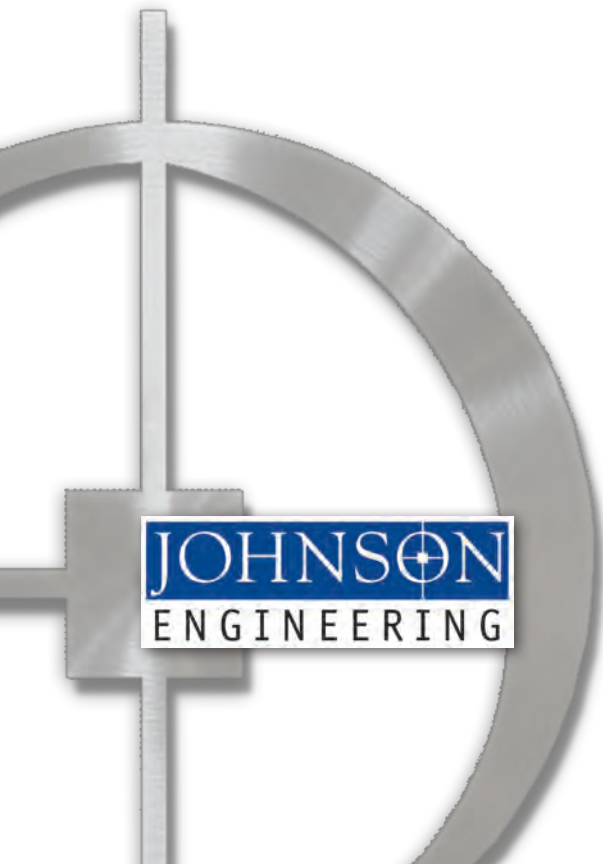
We appreciate the opportunity to submit our qualifications and look forward to building a strong relationship with Concord Station Community Development District. Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,  
JOHNSON ENGINEERING, INC.

Phil Chang, PE  
Lutz Branch Manager  
(813) 751-2656, [pchang@johnsoneng.com](mailto:pchang@johnsoneng.com)

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a. Ability & Adequacy of Professional Personnel





### Depth of Experience

Centuries of combined experience has immersed our team of licensed professionals into Florida's geography, giving a rare perspective into development of the area and an appreciation of the changes.

### Full Range of Services

Specialized teams of licensed engineers, land planners, landscape architects, surveyors, ecologists, water resources experts, transportation and utility designers provide a variety of specialized services.

### Long Term Commitment

Our team's average tenure with Johnson Engineering is 13 years, 53% of our employees have been here for more than 10 years, and an unprecedented 21% have been with us for more than 20 years, showing our team's continuity and dedication to the area.

### Firm Overview

When Johnson Engineering was established in 1946, much of Florida was an undisturbed land. More than 77 years later we have seen booms in development and a tremendous population growth alter the landscape permanently. We have been assisting private companies, city, county, federal, and state government through these changes and challenges by offering expertise in a broad spectrum of disciplines.

Just as Florida has transformed dramatically over the years, so has Johnson Engineering. What started as one man surveying Southwest Florida, has developed into a cohesive team of more than 120 professional civil engineers, ecologists, scientists, geologists, surveyors and mappers, certified land planners and landscape architects, located throughout Florida.

**We have more than 77 years of professional experience and 47 years of District work throughout Florida.** Our extensive list of well-known residential communities, roads, schools, hospitals, airports, resorts, shopping centers, and commercial developments, show our experience and continued responsibility in developing Florida's communities.

Our team has worked closely together on the following CDD's.

- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| ↳ TSR CDD (Starkey Ranch)             | ↳ Bay Creek CDD (Pelican Landing)     |
| ↳ Watergrass CDD I & II               | ↳ Stoneybrook CDD                     |
| ↳ Longleaf CDD                        | ↳ Verandah West CDD                   |
| ↳ Cory Lakes CDD                      | ↳ Bayside CDD (Pelican Landing)       |
| ↳ The Brooks II of Bonita Springs CDD | ↳ Bay Creek CDD (Pelican Landing)     |
| ↳ Verandah East CDD                   | ↳ Mediterra South CDD                 |
| ↳ Mediterra North CDD                 | ↳ Walnut Creek CDD                    |
| ↳ Suncoast CDD                        | ↳ Pine Air Lakes CDD                  |
| ↳ Long Lake Ranch CDD                 | ↳ Pelican Marsh CDD                   |
| ↳ Terra Bella CDD                     | ↳ CFM CDD (Magnolia Landing)          |
| ↳ Park Place CDD                      | ↳ Wentworth Estates CDD (Treviso Bay) |
| ↳ Spring Lake CDD                     | ↳ Miromar CDD                         |
| ↳ Highlands CDD                       | ↳ Arbor Greene CDD                    |
| ↳ La Collina CDD                      | ↳ Gateway Services CDD                |
| ↳ Riverbend West CDD                  | ↳ Portico CDD                         |
| ↳ Forest Creek CDD                    | ↳ Sail Harbour CDD                    |
| ↳ Water's Edge CDD                    | ↳ River Ridge CDD                     |
| ↳ Wynnmore East CDD                   |                                       |



Concord Station Community Development District  
District Engineer  
May 30, 2023



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer; a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.



## CAPABILITIES SUMMARY

We have an experienced team of professionals located throughout Florida, many of whom have considerable CDD experience. Our extensive list of well-known Florida CDD's, residential communities, roads, schools, hospitals, airports, shopping centers, resorts and commercial developments show our continued responsibility in developing Florida's communities.

### LAND DEVELOPMENT

Project Management / Coordination • Due Diligence  
Site Design • Cost Estimation • Permitting  
Construction Observation & Administration  
Single Family Communities • Multi-Family Residential  
Assisted Living • Commercial • Industrial • Medical  
Institutional • Educational • Recreational

### PLANNING

Feasibility & Assessment Studies • Master Planning &  
Urban Design • Neighborhood & Sector Planning  
Comprehensive Planning & Zoning • Facility Planning  
Corridor Planning • Local Government Planning  
Public Engagement • GIS Services  
Code Writing Redevelopment Planning

### SURVEYING & MAPPING

Subsurface Utility Engineering & Mapping (SUE)  
Hydrographic Surveying • Transportation Surveying  
Bathymetric Surveying • ALTA Surveys  
Boundary Surveys • Construction Layout  
Platting • Record Surveys  
Sketches and Legal Descriptions

### ECOLOGICAL/ENVIRONMENTAL CONSULTING

Wetland Delineation, Assessments & Permitting  
Protected Species Surveys, Permitting & Relocations  
Mitigation Design & Monitoring  
Marine & Coastal Environmental Services  
Airport Wildlife Hazard Services  
Drone Services  
Geographic Information Systems

### STORMWATER MANAGEMENT

Surface Water Master Planning • Surface Water  
Retrofit • BMP Selection and Design  
Hydrologic, Hydraulic & Water Quality Modeling  
Federal, State and Local Surface Water Permitting  
Flow & Stage Monitoring • Water Quality Treatment  
Special Governments • Filter Marsh Design

### WATER QUALITY STUDIES

Stormwater/Surface Water Quality Studies  
Groundwater Quality Studies • Estuarine/Coastal  
Water Quality Studies • Subaqueous Sediment  
Characterization • TMDL Pollutant Loading  
Determination • EPA Section 319 and FDEP SWAG  
Assistance • Microbial Source Tracking • Quality  
Assurance Project Plan • Non-point Source Evaluation

### WATER SUPPLY

Hydrogeological Investigations  
Water Resource Assessments • Water Use, Water  
Supply System Permitting • Well & Wellfield Design  
Regional Water Supply Planning  
Groundwater Modeling • Deep Injection Wells  
Alternative Water Supplies Studies

### ENVIRONMENTAL ASSESSMENT

Phase I Environmental Site Assessments (ESAs)  
Phase II Environmental Site Assessments (ESAs)  
NPDES Compliance Monitoring  
Permit Compliance Monitoring and Reporting  
Filter Marsh Efficiency Evaluation  
Water Use Accounting Method Calibration  
BMAP Nutrient Removal Project Assessment

### GEOGRAPHICAL INFORMATION SYSTEMS

ESRI-based GIS Services • Mobile Online Map  
(ArcGIS Online) • Custom Client Online Map Services  
Geodatabase Development and Implementation  
CAD-GIS-DGN Conversions • High Accuracy GNSS  
(GPS) Data Collection • Advanced Modelbuilder  
& Python Scripting • LiDAR Derivative Products  
Cartographic Visualization • Aerial Photo Processing

### TRANSPORTATION DESIGN

Roadway Design • Signalization Design  
Resurfacing, Rehabilitation and Restoration  
Street Lighting Design • Traffic Analyses  
Roundabout Design • Signalization Design  
Corridor Planning • Bicycle, Transit,  
and Pedestrian Facilities

### CONSTRUCTION ENGINEERING & INSPECTION

Roadway Construction  
Bridge Construction  
Roadway Resurfacing Rehabilitation Restoration  
Major Drainage Structures Construction  
Private Development Construction Assistance  
Grant Funded Construction Oversight / Compliance

### LANDSCAPE ARCHITECTURE

Landscape/Hardscape/Irrigation Design • Conceptual  
Design • Commercial Design • Community  
Revitalization & Amenity Design • Streetscape Design  
Park Design • Visualization & Graphic Design  
Construction Documents & Observation  
Arboricultural Consulting Services • Plan Review  
Services • Community/Institutional/Hospitality Design

### UTILITIES

Utility Planning • Subsurface Utility Engineering (SUE)  
Data Collection & Analysis • Hydraulic Modeling  
Pipeline Design • Pump Station Design,  
Evaluation, and Operational Controls  
Utility Permitting • Project Management CEI

### ELECTRICAL ENGINEERING (EI&C)

Switchgear, Motor Control Centers, and Generators  
Power Distribution Equipment • Lighting  
Process & Industrial Control  
Systems Integration and Commissioning  
Electrical Systems Analysis (Short Circuit and  
Protective Coordination)  
SCADA Architecture, Networking & Telemetry

### SPECIAL DISTRICT ASSISTANCE

Stormwater Management • Water Use  
Environmental • Planning  
Landscape Architecture  
Surveying & Mapping • Utilities  
Roadway/Traffic Studies  
Geographic Information Systems (GIS)  
Construction Engineering & Inspection (CEI)

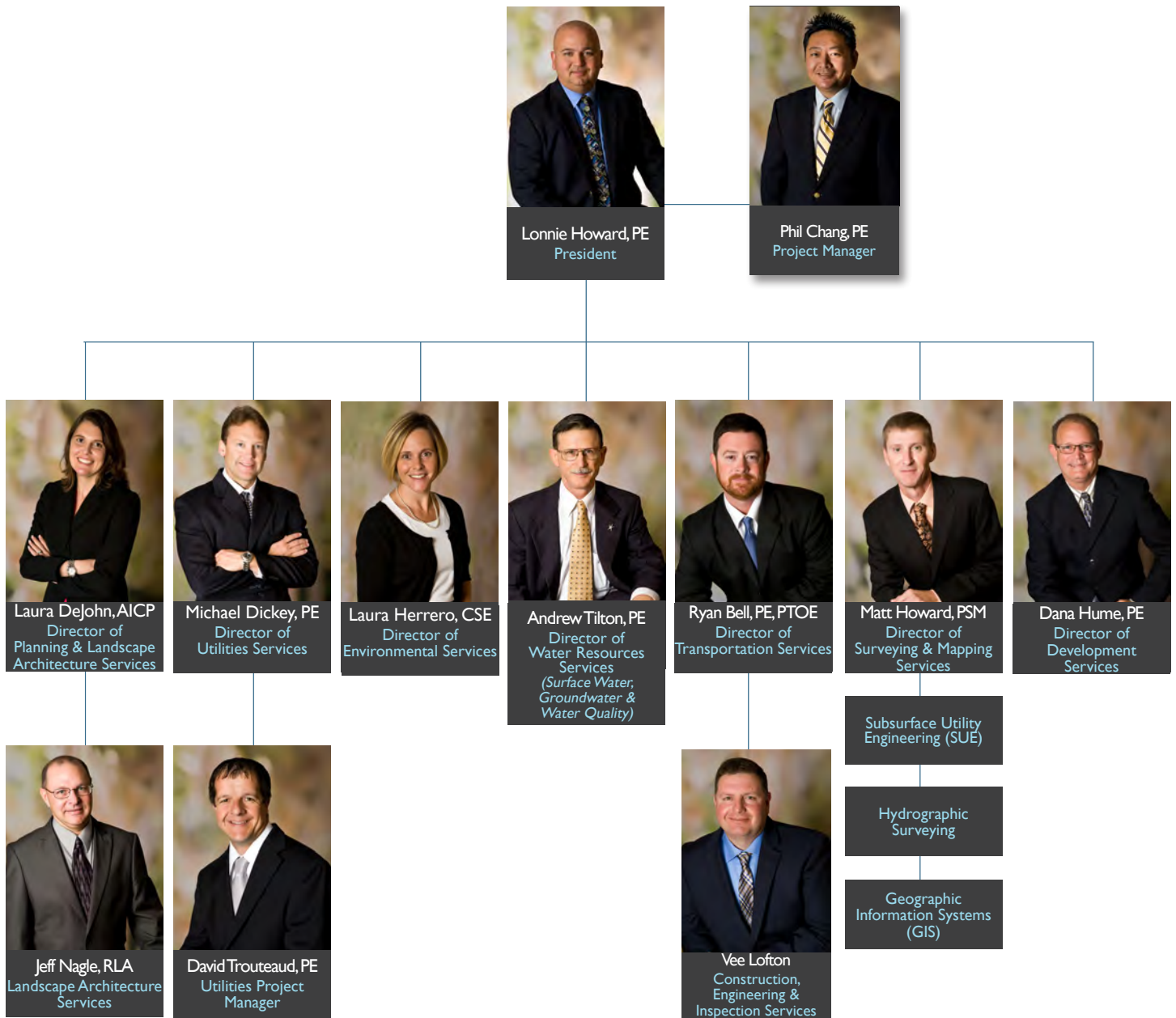


Concord Station Community Development District  
District Engineer  
May 30, 2023

**JOHNSON**  
**ENGINEERING**

## ORGANIZATIONAL STRUCTURE

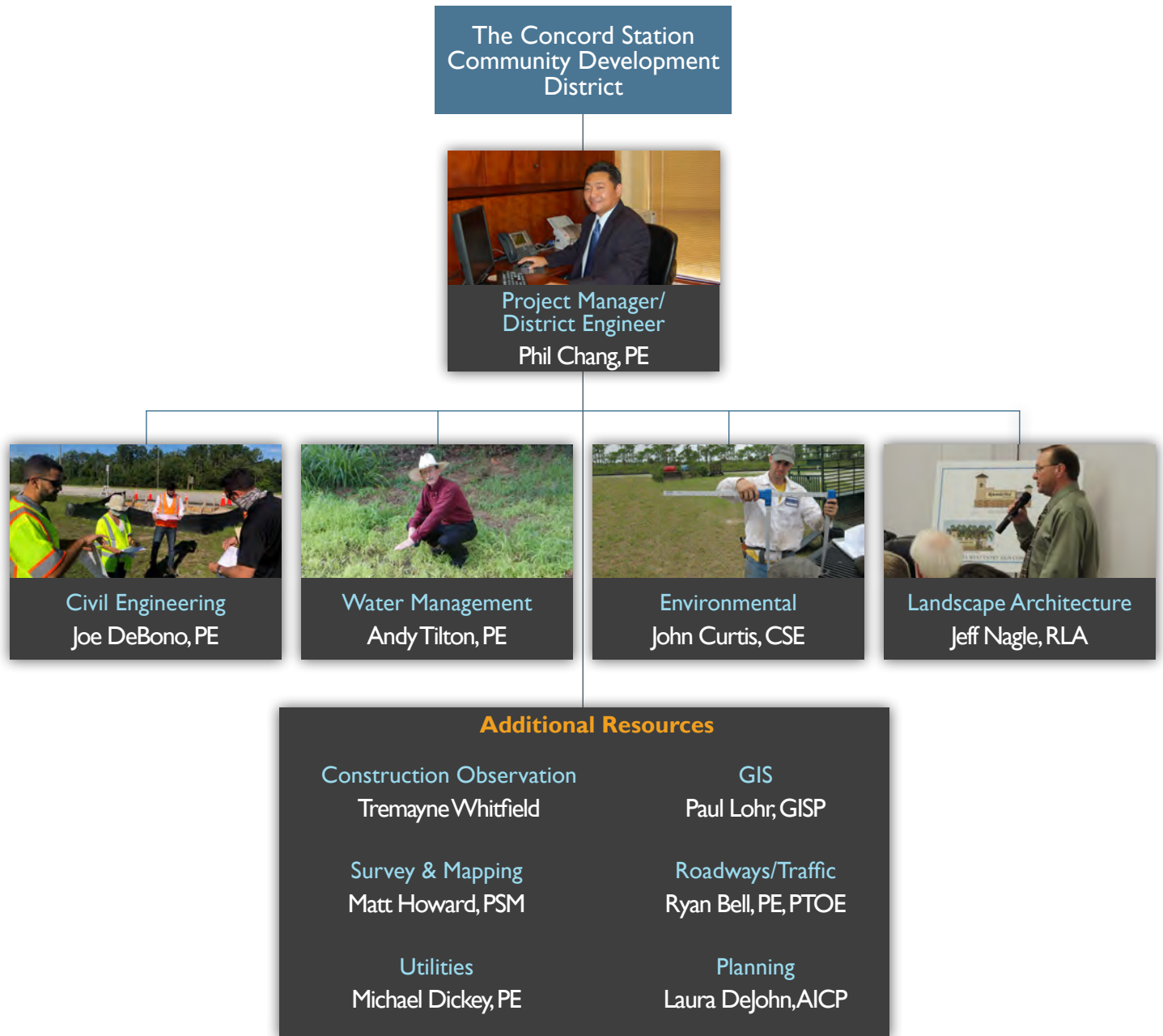
Johnson Engineering is a corporation led by seven Board of Directors and is comprised of seven specialized market groups. Each market group is led by a key officer whose job is to provide beneficial decision making for the company and integrate these decisions with the other market groups.





## ASSIGNED TEAM ORGANIZATIONAL CHART

Below is our proposed team we have hand selected to best serve the needs of the CDD. Our team is available and ready to start immediately.



## KEY TEAM MEMBER BIOS

**Phil Chang, PE****Project Manager/District Engineer**

Phil is the branch manager, overseeing all daily operations for our Lutz office. He has worked on various projects throughout Florida, and is the District Engineer for Community Development Districts. He is familiar with the design and permitting procedures of the local municipalities as well as the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT). Phil's primary experience as a project manager includes peer review, design and permitting of transportation improvement projects along with other public sector projects. This range of experience results in creative solutions to atypical project challenges.

**Joe DeBono, PE****Civil Engineering**

Joe joined Johnson Engineering in 2019 after working in the public sector for several years, both internationally and domestically. He brings a wide range of skills to the project team with experience in transportation, development, public works, permitting, water resources, long range planning, and utilities. His experience includes managing and contributing to projects throughout Southwest Florida and is familiar with multiple facets of engineering disciplines. He also resides as the District Engineer for several Community Development Districts within the Lee and Collier County areas; of which, range is various size and unique/special conditions. His main work functions include contracted City Engineer; District Engineer for CDD clientele, community development design, traffic data analysis, roadway design, utility coordination, quantity take-offs, and plan production. Joseph is also familiar with the design and permitting procedures of the local municipalities as well as the Water Management District and Florida Department of Transportation.

**Andrew Tilton, PE****Water Management Principal-in-Charge**

Andy is the director of our water resources market group. He has been with Johnson Engineering since 1978 and is a shareholder of the company. Andy has completed the surface water management design and permitting for the expansion of the Southwest Florida International Airport, with total costs exceeding \$400 million. Andy is District Engineer for Telegraph Cypress Water Management District. The District covers about 28 square miles in Charlotte and Lee Counties. He is also the District Engineer for several Community Development Districts in Lee and Collier Counties. Andy has worked been an expert witness on a limited number of projects. Andy has served as the senior engineer for surface water on many of the firm's roadway projects for Lee County Department of Transportation, City of Cape Coral, City of Fort Myers, Collier County and the Florida Department of Transportation. He provides direction for monitoring, permitting, design and construction related issues.

**John Curtis, CSE****Environmental**

John is a certified senior ecologist on our environmental team. He has worked on all aspects of environmental projects for the firm, including environmental services for Longleaf and Suncoast CDDs. With 20 years experience at the firm, John has played an instrumental role in environmental permitting, critical habitat and protected species mapping and management, and environmental mitigation design for numerous public and private clients. He was the lead ecologist responsible for the wetland delineations, habitat mapping, mitigation design, and environmental resource permitting for Colonial Country Club. He also managed all aspects of environmental permitting for The Forum, a 700-acre mixed-use development in Fort Myers, and recently obtained the environmental resource permit for the environmental restoration of Gateway Wetlands 47 & 48 for Gateway Services Community Development District. In addition, John has designed and implemented wetland mitigation plans in the Six Mile Cypress Slough Preserve, totaling over 575 acres. He is currently responsible for the environmental permitting of a Florida panther conservation bank in Hendry County totaling more than 600 acres.





### **Jeff Nagle, RLA**

#### **Landscape Architecture**

Jeff joined Johnson Engineering in 2012 as a principal landscape architect. Jeff brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients, including Suncoast CDD, with on-time and on-budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction. Jeff's specialties include master planning, parks and recreation, streetscapes, roadway, environmental reclamation and mitigation, Low Impact Development, and lighting design. Jeff identifies cost-saving and state-of-the-art design solutions to serve his clients' needs to bring lasting value to every project.



### **Matt Howard, PSM**

#### **Survey & Mapping**

Matt has been with Johnson Engineering since 2000 and has more than four decades of experience in the field of surveying and 22 years as a licensed Professional Surveyor and Mapper. Matt became a partner of Johnson Engineering in 2005 and is the firm's Director of Survey and Mapping. He has performed surveys for many public and private sectors, including performing surveys for large land owners such as Babcock, Kitson Partners, United States Sugar Corporation, Hilliard Brothers of Florida, ALICO, McDaniel Ranch, Bob Paul, Inc. and Bonita Bay Group.



### **Paul Lohr, GISP**

#### **Geographic Information Systems (GIS)**

Paul began working for Johnson Engineering in 2000 as an engineering technician and now serves as a senior Geographic Information Systems (GIS) analyst. He is a certified GIS Professional, with a large portion of his work effort being devoted to GIS specialization including analysis, map production, data setup and management, integration of GIS and GPS hardware/software and development of web-based GIS mapping applications. Paul assisted Johnson Engineering in obtaining the ArcGIS Online Specialty certification. Paul is knowledgeable in a variety of GIS and CAD applications and is familiar with several scripting and programming languages.



### **Ryan Bell, PE, PTOE**

#### **Roadways/Traffic**

Ryan serves as the director of our transportation group and is a shareholder of the company. With a degree in civil engineering from the University of Florida, Ryan was born and raised in Southwest Florida giving him a keen understanding and inherent appreciation for local transportation issues. Ryan has experience in both the design and construction of various transportation improvement projects. As project manager for various transportation design and CEI projects, such as the Blanton & Lake Lola intersection study, Sea Forest & Marine sidewalks, Chancey Road box culvert project, Elementary School "S" turn lane improvements, Little Road at DeCubellis Road and Massachusetts Avenue intersection study, Little Road and Jaguar Trail turn lanes in Pasco County, Six Mile Cypress widening design, S.R. 31 widening design and the Three Oaks Parkway/Imperial Street CEI, he brings comprehensive management and oversight to all of Johnson Engineering's transportation projects.



### **Mike Dickey, PE**

#### **Utilities**

Mike is the director of our utilities market group and is a shareholder of the firm. He has 25 years of experience and has designed utilities for various developments, private utility companies, and municipalities. His utility experience includes master planning, hydraulic modeling, design of water distribution systems, wastewater collection systems, irrigation systems, and pumping facilities. Prior to joining Johnson Engineering, Mike worked for a local utility contractor which gave him a unique perspective of how the utilities he designs today come together in the field. With both utility design and construction experience, he has a comprehensive understanding of the entire utility development process from planning to design, to permitting through construction. Mike knows how to develop a design that works both in theory and in practice.



Concord Station Community Development District  
District Engineer  
May 30, 2023







### **Laura DeJohn, AICP**

#### **Planning**

A Certified Planner since 2001, Laura has 24 years of professional experience in both public and private sector planning, including five years as a planner for the City of Naples. As Johnson Engineering's Director of Planning & Landscape Architecture, Laura manages projects involving development feasibility studies and site assessments, monitoring reports, code writing, preparation and presentation of land use and zoning applications, site design, master planning, and community visioning. Her experience includes entitlement of new development and redevelopment projects; historic preservation; architectural design review; annexation; and incentive-based codes. She has presented for the American Institute of Architects of Southwest Florida, Florida Gulf Coast University, and the Florida Chapter of the American Planning Association, and is an appointed member of the Collier County Development Services Advisory Committee.



### **Tremayne Whitfield**

#### **Construction Observer**

With over a decade of transportation design knowledge, Tremayne is very familiar with many of the common issues affecting local communities. He has provided design and construction observation assistance on several local CDD and HOA projects that have involved pavement repairs, sidewalk replacement, storm structure outfall maintenance and replacement and pavement restriping projects. His experience also includes condition surveys for storm structures (inlets, outfalls, etc.), pavement and sidewalks.



Concord Station Community Development District  
District Engineer  
May 30, 2023



# BUSINESS & PROFESSIONAL LICENSES/CERTIFICATIONS

## State of Florida Department of State

I certify from the records of this office that JOHNSON ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on November 3, 1967.

The document number of this corporation is 322710.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on March 31, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

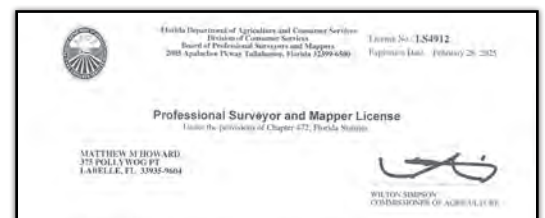
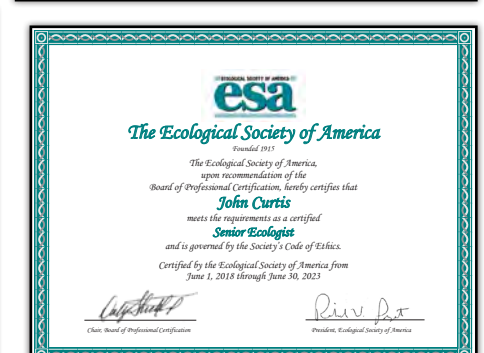
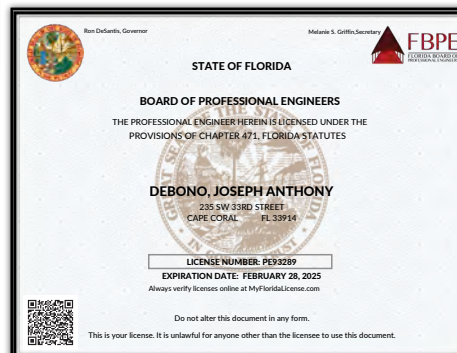
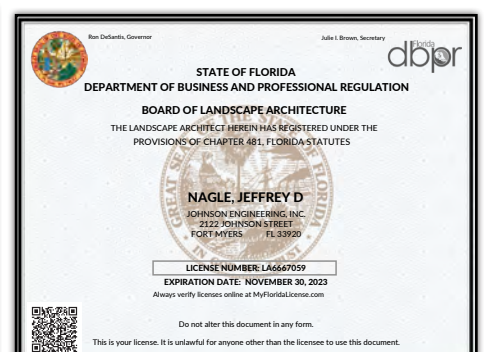
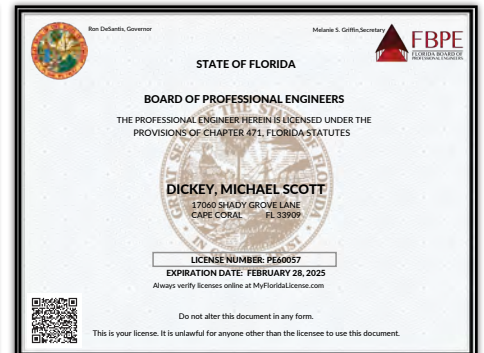
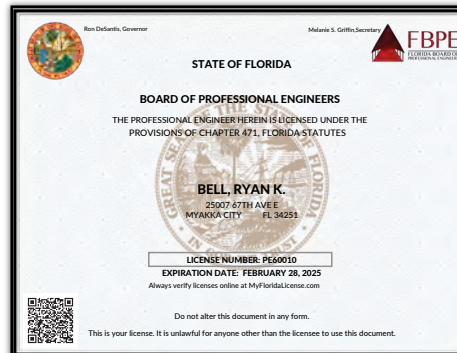
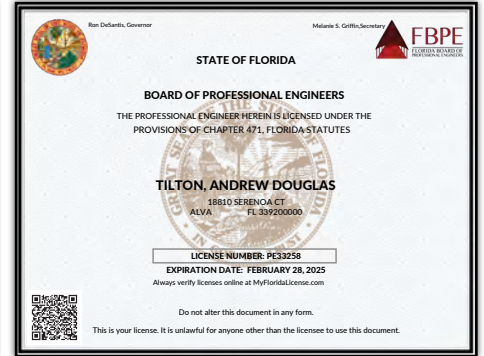
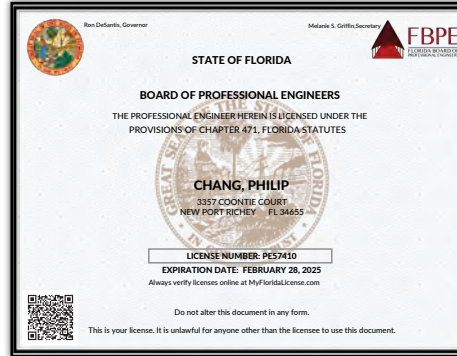
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirty-first day of March, 2023



*[Signature]*  
Secretary of State

Tracking Number: 18032974XK

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.  
<https://services.usdoj.org/Filings/CertificateOfStateCertificateAuthentication>

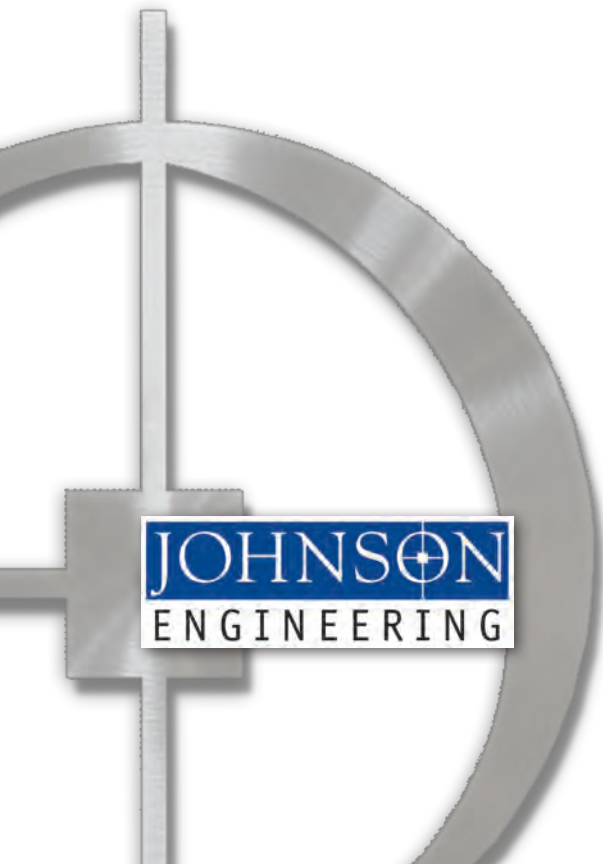


Concord Station Community Development District Engineer  
May 30, 2023



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b. Willingness to Meet Time & Budget Requirements





### WILLINGNESS TO MEET TIME & BUDGET REQUIREMENTS

As noted in our organizational chart, Phil Chang, PE, will be the District Engineer for this CDD if Johnson Engineering is selected. Phil has been working with CDDs in the Tampa Bay area for over a decade and has grown his CDD practice steadily from a single CDD to 17 CDDs over that time with several in Pasco County including Lingleaf, Suncoast, Long Lake Ranch, Starkey Ranch, Cypress Preserve, and Terra Bella to mention a few.

Support will also be provided by Joe DeBono, PE, Andy Tilton, PE, John Curtis, CSE, Jeff Nagle, RLA and Tremayne Whitfield.

Joe DeBono is a former Public Works Director and is a District Engineer at several CDDs. Andy Tilton, our Director of Water Resources, who has been involved with CDDs for many decades and who has been at Johnson Engineering for over 40 years. John Curtis has helped many special districts navigate environmental issues and Jeff Nagle has assisted in landscape enhancements throughout Florida. Tremayne Whitfield has assisted Phil at many of the CDDs undertaking pond inspections, sidewalk assessments and construction observation whenever the need has arisen.

Additionally, we have a staff of over 120 to assist whenever needed.

The growth of Phil's CDD practice is a testament to his past performance as well as Johnson Engineering's. Many of the Districts are managed by the same management company as well as the same District Manager indicating a trust in our abilities to perform when needed.

Our longevity as District Engineer at the CDDs we work with also is an indication of our ability to perform. In Pasco County, we have been providing our District Engineering Services to the following Districts for the number of years noted below:

- **Lingleaf Community Development District - 14 years**
- **Suncoast Community Development District - 9 years**
- **Terra Bella Community Development District - 7 years**
- **Watergrass I Community Development District - 7 years**
- **Long Lake Ranch Community Development District - 4 years**

As you can see, we have an established track record of successfully providing district engineering services locally to multiple community development districts over the last decade and a half.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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## c. Consultant's Past Performance



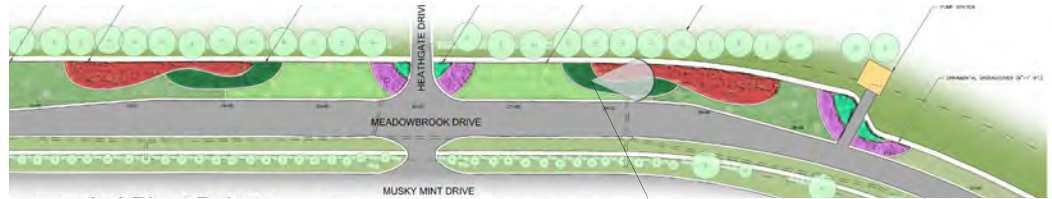


## PREVIOUS CDD DISTRICT ENGINEER EXPERIENCE & REFERENCES

### SUNCOAST CDD

#### District Engineer

Inframark  
Ms. Jayna Cooper  
2654 Cypress Ridge Blvd., Ste 101  
Wesley Chapel, FL 33544  
(813) 608-8242  
[jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com)



Johnson Engineering was selected to provide professional engineering services for the Suncoast Community Development District in Pasco County, Florida in August 2013. Our work has included inspection of stormwater detention ponds (for SWFWMD Certification), review of and recommendations pertaining to contractor proposals, facilitating discussions between the Board of Supervisors and County staff, identifying and reporting roadway structural issues and responding to resident inquiries. Our landscape team designed the replacement of existing turf grass within the County ROW along the community's main entry road with a Florida Friendly and aesthetically pleasing landscape treatment. The design required consideration of the roadway landscape restrictions which limited the plant selections to grasses and groundcover to avoid frangibility concerns of trees within the roadway corridor.

### LONGLEAF CDD

#### District Engineer

Inframark  
Ms. Jayna Cooper  
2654 Cypress Ridge Blvd., Ste 101  
Wesley Chapel, FL 33544  
(813) 608-8242  
[jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com)



Johnson Engineering has provided professional engineering services for the Longleaf Community Development District in Pasco County, Florida since 2009. The work includes establishment, reports for bonds, processing National Pollutant Discharge Elimination System (NPDES) permit compliance, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Additional services have included sidewalk/ADA surveys, resolution of trip hazards as a result of tree roots, solving drainage issues, pavement condition surveys, construction administration and observation, and regular communication with District Staff.

### FOREST CREEK CDD

#### District Engineer

Inframark  
Mr. Andrew Mendenhall  
2654 Cypress Ridge Blvd. Suite 101  
Wesley Chapel, FL 33544  
(813) 991-4014  
[andymendenhall@inframark.com](mailto:andymendenhall@inframark.com)



Johnson Engineering provides general engineering services to the Forest Creek Community Development District. As District Engineer, we have assisted the District with its needs in the areas of stormwater management, environmental issues, transportation/roadway issues, survey, project bidding and construction observation as well as any additional services on an as-needed basis. Projects have included, but were not limited to, sidewalk repairs, roadway repaving, review of vegetative growth in conservation/preservation areas and permit research.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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### PARK PLACE CDD

**District Engineer**

Inframark  
Mrs. Angie Grunwald  
2005 Pan Am Circle Ste 300  
Tampa, Florida 33607  
(813) 873-7300 ext 116  
[angie.grunwald@inframark.com](mailto:angie.grunwald@inframark.com)



As District Engineer for the Park Place CDD, Johnson Engineering has provided general engineering services related to traffic calming, roadway repairs and improvements (asphalt and brick pavers), ADA compliance, vendor/contractor selection and oversight, parking assessments and inspection of stormwater detention ponds as well as a other professional services on an as-needed basis. By closely coordinating with the District Manager and communicating effectively with the Board, we have been able to assist the District in maintaining its infrastructure at an acceptable level.

### MEDITERRA

**District Engineer**

Wrathell, Hunt & Associates  
Mr. Chuck Adams  
9220 Bonita Beach Road,  
Suite 214  
Bonita Springs, FL 34135  
(239) 498-9020  
[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)



Johnson Engineering has been the District Engineer at Mediterra since 2002. Work has included pay request review for release of bond funds, stormwater pond evaluations, fire safety related to naturally vegetated areas, and littoral vegetation maintenance.

### THE BROOKS OF BONITA SPRINGS CDD

**District Engineer**

Wrathell, Hunt & Associates  
Mr. Chuck Adams  
9220 Bonita Beach Road,  
Suite 214  
Bonita Springs, FL 34135  
(239) 498-9020  
[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)



Johnson Engineering is the District Engineer for The Brooks of Bonita Springs CDD in South Lee County, Florida. Our team provides professional engineering services, including establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

### PINE AIR LAKES CDD

**District Engineer**

Governmental Mgmt. Services  
Mr. Rich Hans  
5701 North Pine Island Road,  
Suite 370  
Fort Lauderdale, FL 33321  
(954) 721-8681  
[rhans@govmgtSvc.com](mailto:rhans@govmgtSvc.com)



Johnson Engineering provides professional engineering services for Pine Air Lakes Community Development District located in Collier County, Florida. The work includes establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Our environmental team is currently providing preserve maintenance by overseeing exotic vegetation maintenance events.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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**RIVERWOOD CDD****District Engineer**

Inframark

Mr. Robert Koncar

5911 Country Lakes Drive

Fort Myers, FL 33905

(904) 626-0593

[Bob.Koncar@inframark.com](mailto:Bob.Koncar@inframark.com)

Johnson Engineering is one of two firms providing engineering services for this district. Our focus is on water management, environmental, road, and landscape needs with the other firm focused on the utility plants operated by the District. The District has several water management permits, which we are assisting with budgeting to meet permit requirements.

**VERANDAH WEST CDD****District Engineer**

Wrathell, Hunt &amp; Associates

Mr. Chuck Adams

9220 Bonita Beach Road,

Suite 214

Bonita Springs, FL 34135

(239) 498-9020

[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

Johnson Engineering prepared the original Engineer's Report and amendments along with the other items in the community. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, onsite testing and certifications to the regulatory agencies. We also helped with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.

**PELICAN MARSH CDD****District Engineer**

Dorrill Management Group

Mr. W. Neil Dorrill

5672 Strand Court, Suite 1

Naples, FL 34110

(239) 592-9115

[nsdorrill@aol.com](mailto:nsdorrill@aol.com)

Johnson Engineering has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues. In 2017, the community began a multi-year roadway paving project of the main CDD roads. Our transportation group provided a pavement condition report and Construction, Engineering, and Inspection (CEI) services during the project to monitor contractor performance and verify invoicing quantities.

**CORY LAKES CDD****District Engineer**

Wrathell, Hunt &amp; Associates, LLC.

Mr. Chuck Adams

9220 Bonita Beach Road,

Suite 214

Bonita Springs, FL 34135

(239) 498-9020

[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

Johnson Engineering is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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## LAKESIDE PLANTATION CDD

### District Engineer

Governmental Management  
Services - Central Florida, LLC  
Mr. George Flint  
135 West Central Blvd, Suite 320  
Orlando, FL 32801  
(407) 841-5524  
[gflint@gmscfl.com](mailto:gflint@gmscfl.com)



Johnson Engineering provides professional engineering services for Lakeside Plantation Community Development District. We service as District Engineer in the areas of stormwater management, environmental issues, transportation/roadway issues, utility design, landscape design, and construction management and observation, along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

## PELICAN LANDING

### Pelican Landing Entry Landscape Renovations

The Pelican Landing community was interested in updating the landscaping around the lake on the southwest corner of one of their entries along U.S. 41. Johnson Engineering prepared three landscape concepts and presented the concepts to the Community Board. The community is currently reviewing the concepts that we created and we anticipate continuing on with the project to formulate construction documents based on the concepts and community feedback.



## KEY MARCO CDD

### Key Marco Dog Park

The community of Key Marco invited us to create conceptual plans for a potential new dog park in the community. The dog park would be located in an area that was formerly used for landscape maintenance operations. The concept was presented to the community and we are currently awaiting feedback with the anticipation of creating final design plans and construction documents based on the community's comments.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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## CDD CLIENT REFERENCES



5680 W. CYPRESS STREET T: 813-397-5120  
SUITE A F: 813-873-7070  
TAMPA, FL 33607 WWW.MERITUSDISTRICTS.COM

Subject: Johnson Engineering, Inc.

To Whom It May Concern:

We have worked with Johnson Engineering, Inc. in their capacity as District Engineer for nearly a decade. They are responsive to the needs of the community by working diligently with the Board of Supervisors through our management office and in conjunction with District Counsel. Their firm provides a broad spectrum of services which allows them to do most projects without outside assistance.

They assign a project manager to the Community Development District and then, through that person, bring in other team members as needed. Johnson Engineering has in-house expertise to accomplish groundwater management, surface water management, environmental, transportation, landscape architecture, planning, utilities, surveying and site civil work.

They are a firm that we continually look forward to working with.

Sincerely,  
MERITUS DISTRICTS

Brian K. Lamb  
Chief Executive Officer  
5680 W. Cypress Street, Suite A  
Tampa, Florida 33607  
(813) 397-5120

"SYNONYMOUS WITH COMMUNITY SERVICE"



**Wratbell, Hart, Hunt and Associates, LLC**  
*Building client relationships one step at a time...*

Subject: Johnson Engineering, Inc.

To Whom It May Concern:

I have worked with Johnson Engineering, Inc. in their capacity as District Engineer for 17 years. They are responsive to the needs of the community by working diligently for the Board of Supervisors through our management office and in conjunction with the District Attorney. Their firm has a broad spectrum of services, which allow them to do most projects without the need for outside assistance.

They assign a project manager to the Community Development District and then, through that person, bring in other team members as needed. Johnsons Engineering has in-house expertise to accomplish ground water management, surface water management, environmental, transportation, landscape architecture, planning, utilities, surveying and site civil work.

We look forward to working with them on additional projects in the future.

Sincerely,

Chesley E. Adams Jr.  
Director of Operations



Concord Station Community Development District  
District Engineer  
May 30, 2023

**JOHNSON  
ENGINEERING**

## APPROACH & IMPROVEMENT RECOMMENDATIONS



### Community Development District Experience

Our team has extensive Community Development District (CDD) experience throughout Florida, as we are the District Engineer for many CDDs. The work includes establishment, reports for bonds, and assistance during the construction and development process as well as ongoing services during the operation and maintenance of the CDD. During the construction and development process, we prepare the Engineer's Reports and amendments when needed, and review and approve requisitions from bond proceeds. After the work is complete or largely complete by the original developer, we participate in the long-term operation and maintenance with the CDD through facilities modifications, GATSB 34, upgrades to irrigation and maintenance facilities, as well as modifications to the water management system. We have assisted, and are currently assisting, Districts with sidewalk/ADA assessments, traffic signage and pavement marking surveys, ownership mapping, pavement condition assessments, drainage issue resolution, pond and wetland inspections, road resurfacing, and other improvement projects. We have also developed a Permit Criteria Manual to be used for new phases of development within the District limits of one of our clients.

On a regular basis (sometimes monthly), we survey our existing CDD/HOA communities and provide a report to the District Manager identifying any safety or infrastructure concerns. Our reports have included photos and descriptions of lifted and/or cracked sidewalks (sometimes because of tree roots) related to ADA non-compliance, areas of ponding, slope erosion/failure, locations of faded traffic signs or pavement markings and locations of pavement failure. Solutions have included chemical grout injection to address sidewalk trip hazards, saving our clients time and money (we were able to address 10 times the number of trip hazard locations using this method verses the traditional sidewalk removal and replacement method for the same amount of money, freeing up funds for other projects). Root barriers have also been implemented in addressing the sidewalk locations being affected by tree roots. Our experience has shown that some issues can be resolved quickly and with minimal disruption to a community's residents by pursuing alternatives to construction.

### Stormwater Management Systems

Hundreds of stormwater management facilities in communities throughout Florida bear the professional seal of our staff. The members of our surface water management team of professionals have experience in everything from county-level surface water master planning to stormwater facility design for small businesses. Some of the most exciting projects come out of stormwater retrofits of existing communities, which can be some of the most challenging and complex. Many times, it is not physically or financially feasible to completely fix an existing problem. Our team of surface water professionals understand this and work with our clients and interested third parties to come up with the best financially-feasible solution. Water quality is now in the forefront of all retrofit projects. The flooding and water quality problems must be solved simultaneously even though their solutions often work at odds to each other. Our experience and understanding of the local hydraulics, hydrology, and surface water BMPs helps us solve both problems with one solution.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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### Transportation

Our team transportation team has assisted other local CDDs/HOAs with their roadway maintenance issues by communicating solutions promptly as if they had their very own Public Works department. With more than 15 employees supporting him within our transportation market group, we are experienced in a wide of array of roadway design and construction inspection services. We are familiar with the requirements and operating procedures of many municipalities in Florida including the FDOT. We are also experienced in all manners of permitting associated with transportation improvements including FDOT pre-qualifications in the following areas: 3.1, 3.2, 6.1, 7.1, 7.2, 7.3, 8.1, 8.2, 8.4, 10.1, 10.4, 13.6, 15.

Our design services range from sidewalk ADA compliance reviews, corridor analyses, preliminary design studies, and intersection improvements to full scale major roadway design. Roadway design is intricately correlated with the adjacent development, drainage, utilities, and environment. With in-house expertise in these areas as well, we offer a comprehensive design and permitting service. We also have long standing relationships with proven consultants in the transportation sub-disciplines of traffic, lighting, and signalization. These relationships perfectly complement our core design, providing a complete and quality design product.



Our transportation group also offers construction engineering and inspection (CEI). With 10 FDOT certified roadway and utility construction inspectors, we have the means to make sure the design is constructed properly. Our inspection staff is also well versed in the construction and acceptance criteria of the local municipalities. On-site inspection is critical to ensure compliance not only with the plans, but with the specifications and contract documents. Inspection is often required in cases where improvements are to be turned over to a local municipality for maintenance. Our local experience and thorough expertise in all manners of transportation improvement projects will ensure a quality product is delivered in an efficient manner; from conception to completion.



### Environmental Monitoring Experience

Our team is adept at the preparation of all types of mitigation and environmental monitoring reports required by the South Florida Water Management District, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, and any pertinent local agencies requiring this information. In addition, a mitigation monitoring protocol is established and designed as specified in the permits issued for development. We have implemented monitoring programs for a variety of mitigation areas ranging from under 10 acres to 13,000 acres. Components of typical monitoring programs include the establishment and analysis of vegetation monitoring transects, groundwater monitoring wells, mapping of invasive exotic vegetation, and identification and quantification of fish and macroinvertebrate species to assess wetland health and surface water quality within freshwater and estuarine wetland ecosystems.



### Utilities

Utilities play a fundamental part in our everyday lives, yet we take for granted the vast systems of water, irrigation and sewer lines that run beneath us, and the engineering it took to provide such consistent service. Our utilities market group is a highly motivated and energetic group of professionals dedicated to the water and wastewater industry. Our expertise has brought water to fire hydrants, homes, drinking fountains, and swimming pools throughout Florida and provided wastewater systems for entire communities.



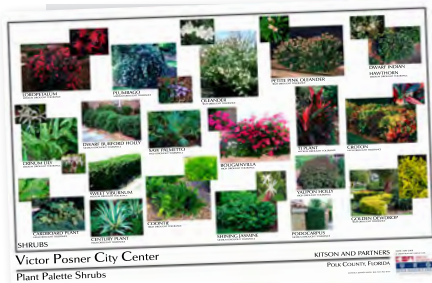


## Landscape Architecture

It has been said, "You only get one chance to make a first impression." This adage expresses the primary reasons for developing beautiful landscapes and streetscapes along the main corridors and neighborhood entries within your community. The main portal into this existing residential neighborhood will set the stage for impressions of the community by residents and visitors. The character of this roadway should stand out and reflect that certain level of treatment and attention to detail that represents the lifestyle within the community. At the same time, it must emphasize a gracious welcoming into this neighborhood and the variety of amenities it provides.

Our guide for developing a beautiful landscape renovation design is our focus on complying with the Landscape Committee's goals and "Vision". For this community, the landscape renovation design could include:

- ✧ Utilizing "Florida Friendly" and native landscaping,
- ✧ Incorporating native and drought tolerant plantings,
- ✧ Minimizing landscape maintenance,
- ✧ Implementing sustainability with the elimination of standard irrigation practices,
- ✧ Compliance with sight visibility requirements,
- ✧ Proposed landscape enhancements that provide continuity with existing landscaping surrounding the project area.



Landscape Architecture Services for CDDs often include:

### Design Review for Building Guideline Compliance

- ✧ New construction
- ✧ Remodeling / Additions
- ✧ Color & material change recommendations & approvals

### Horticultural Maintenance

- ✧ Site walkthrough evaluation & report: Are you paying for too much maintenance? Occasional pruning vs. continual trimming
- ✧ Maintenance guide: Excessive trimming...it all looks the same! Fertilization for healthy plants, pest control recommendations

### Arboricultural & Coordination Services

- ✧ Tree trimming overview & recommendations. Trees can create ongoing concerns if left unattended... insurance implications!
- ✧ Coordinate work with Certified Arborists

### Design Upgrades to Maintain Property Values:

- ✧ Community "Branding" and Master Planning
- ✧ Refurbish declining plantings
- ✧ Site enhancements with sustainability techniques and Low Impact Development (LID) design
- ✧ Landscape modifications, revised plant palette suggestions for better curb appeal, less maintenance, reduced water consumption - sustainability/Florida Friendly/native
- ✧ Hardscape refurbishment: fences and buffers, pavements, signs, water features, pools and spas, recreation elements, image & identity, outdoor furniture, etc.
- ✧ Landscape lighting design/area lighting design
- ✧ Community "Branding" and Master Planning
- ✧ Site lighting design

### Irrigation

- ✧ Perform a wet check to evaluate proper design & operation
- ✧ Design modifications, upgrades & water use improvements
- ✧ Water source design and connections (well, potable or reclaim)

### Permitting & Compliance

- ✧ ADA Compliance Audits
- ✧ Tree removal permits
- ✧ Landscape & Irrigation Certification
- ✧ Local government permitting
- ✧ Landscape Construction Phase Services
- ✧ Plans Preparation
- ✧ Bidding Assistance
- ✧ Construction Observation & Reporting



Concord Station Community Development District  
District Engineer  
May 30, 2023

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### Geographic Information Systems (GIS)

Our team uses ESRI's ArcGIS technology to provide an array of interactive digital mapping, data management and spatial analysis and 3D modeling solutions. Tailored web-based applications can be developed for secured, client-only access or for public presentation of maps and support analysis of spatial data. Using GPS, conventional surveying and subsurface utility engineering, our team can provide GIS utility mapping, including asset management, inventories, systems analysis tools and real time system conditions and monitoring. We locate and identify the elements, attributes and condition of these networks and offer a true working model to our clients. We also offer the support, update, and maintenance of our GIS deliverables to ensure that our clients have the most up-to-date and accurate mapping resources available.

Johnson Engineering's GIS team has developed Mobile Mapping applications for iPhone and iPad devices, as well as for some Android and Blackberry mobile devices. These applications allow you to access and view your project specific data layers on your mobile device and see your current position relative to those layers with an aerial background using your device's GPS location information. Mobile maps are also viewable using standard desktop web browsers. Data layers vary from point based features to linear or polygon features. Our team currently employs this technology to assist field operations for environmental/species mapping, well locations and stormwater facilities.



### Mobile Mapping Application Benefits - ArcGIS Application - Uses

- Navigate to field features like wells, structures, monitoring stations, etc.
- Illustrate for clients, proposed conditions on site.
- Visualize multiple projects with aerial backgrounds.
- Locate and visualize existing/proposed underground facilities.
- Follow onsite drainage patterns and interaction with regional drainage features.
- Track and navigate to project assets and amenities
- Depict and navigate to Boundary Survey and Control monumentation.
- Overlay and visualize a variety of agency polygon coverages with your project limits like Land Use/Land Cover, Wetlands, Soils, Water Body IDs, FEMA Flood Lines, Zoning, Future Land Use, etc.



Concord Station Community Development District  
District Engineer  
May 30, 2023

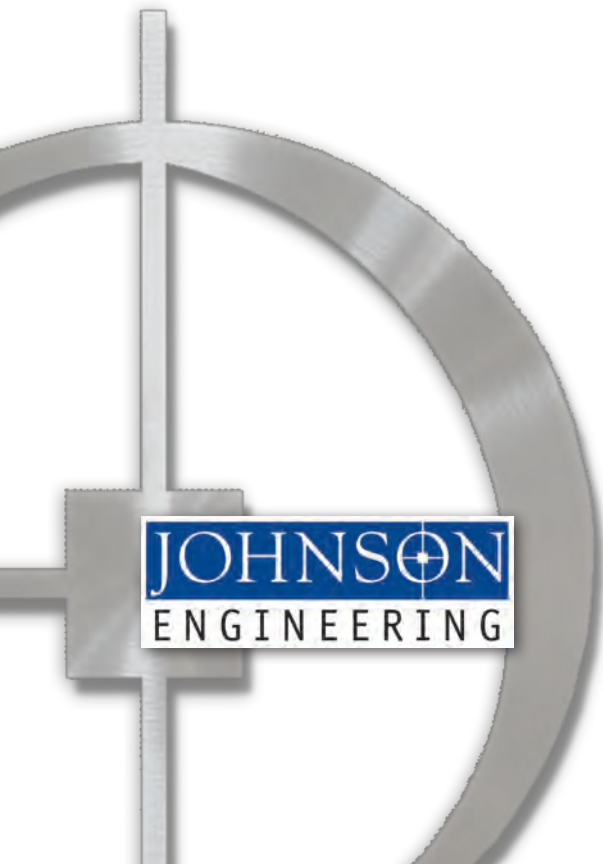
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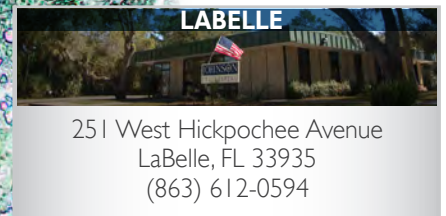
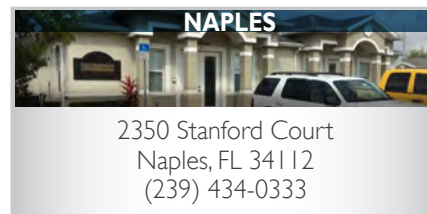
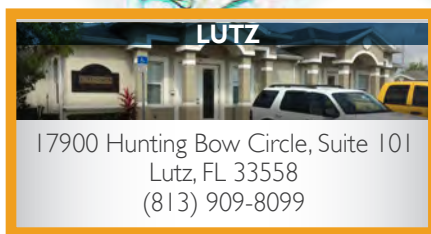
d. Geographic Location





## OFFICE LOCATIONS

We have six offices located throughout Florida. Our Lutz office is located on the south side of State Road 54 just east of Ballantrae Boulevard and is literally around the corner from Concord Station.

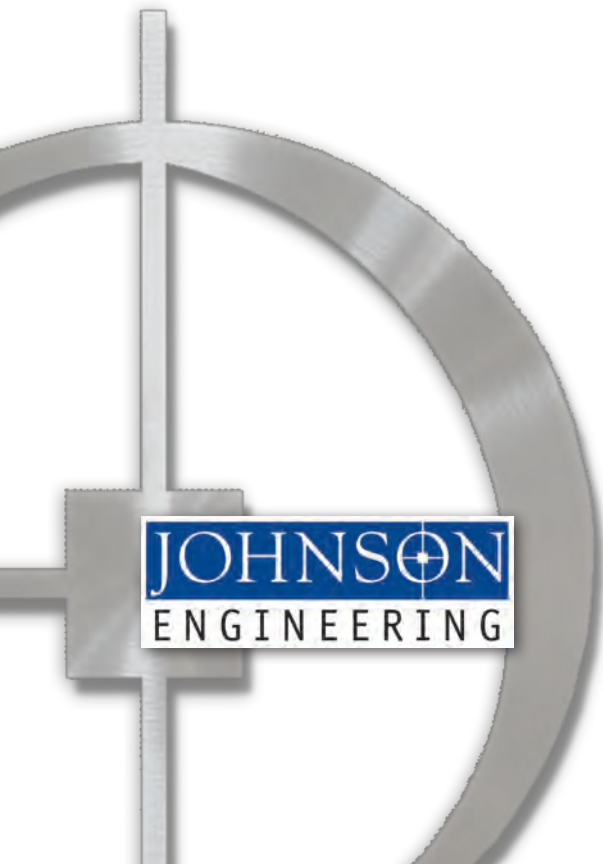


Concord Station Community Development District  
District Engineer  
May 30, 2023



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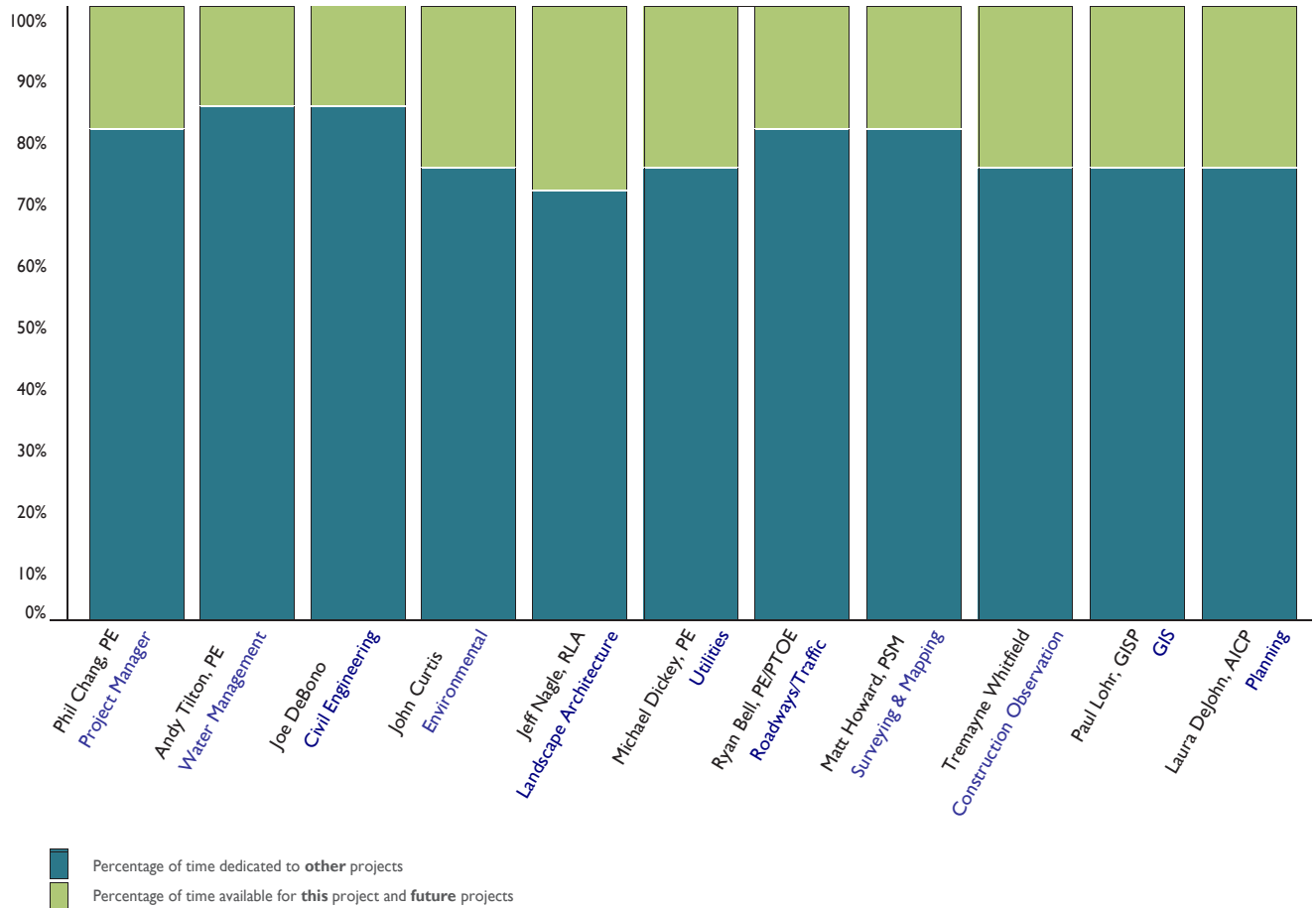
e. Recent, Current and Projected Workloads



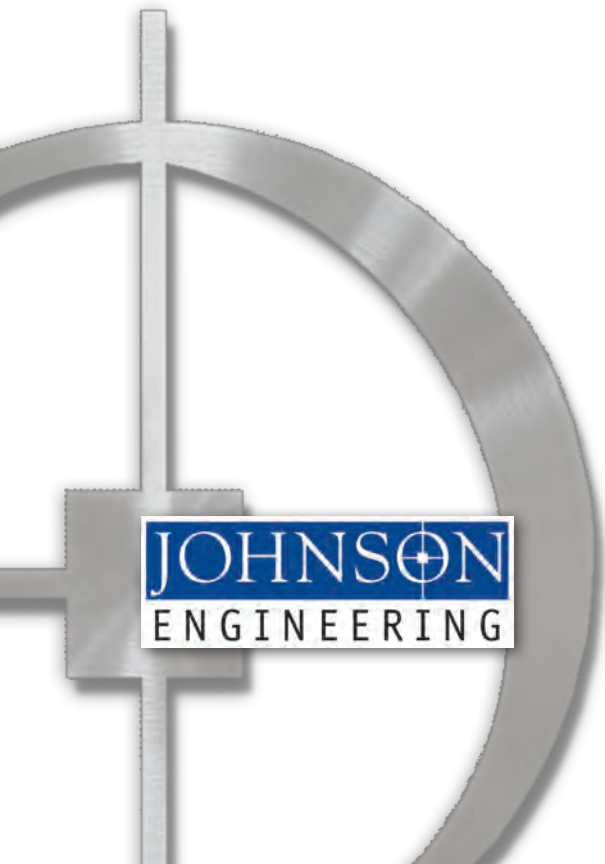
## CURRENT & PROJECTED WORKLOAD

All key team members have sufficient availability and are excited to dedicate their efforts to help the CDD. With a company of over 120 experienced employees, we have the ability to accommodate your schedule.

**Current Percentage of Available Time of Key Personnel**



f. Volume of Work Previously Awarded to Consultant by District





As previously noted, we have been working with Community Development Districts for more than 47 years throughout the State of Florida. We have provided services related to drainage, survey, environmental issues, transportation/roadway issues, utility design, landscape design and construction management.

Although we have extensive experience acting as District Engineer, we have not previously been awarded any work by the Concord Station Community Development District. We have, however, successfully interacted with the District Manager and District Counsel in their capacity at other Districts.

If selected, we are ready to assist the Board to achieve its goals and to contribute to the efficient operation and maintenance of the District's infrastructure.



Concord Station Community Development District  
District Engineer  
May 30, 2023



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## g. Proposed Billing Structure







SINCE 1946



**PROFESSIONAL SERVICES  
HOURLY RATE SCHEDULE  
August 9, 2022**

**Professional**

9	\$300
8	\$245
7	\$225
6	\$200
5	\$175
4	\$160
3	\$150
2	\$125
1	\$115

**Technician**

6	\$165
5	\$140
4	\$120
3	\$100
2	\$80
1	\$70

**Administrative**

3	\$95
2	\$85
1	\$70

**Field Crew**

4-Person	\$245
3-Person	\$210
2-Person	\$165

**Field Equipment**

*Field Equipment on Separate Schedule*

**Expert Witness** \$400

**Reimbursable Expenses  
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection  
(CEI Services)**

CEI Services Manager	\$185
CEI Senior Project Administrator	\$165
CEI Project Administrator	\$150
Contract Support Specialist	\$125
Senior Inspector	\$115
CEI Inspector III	\$105
CEI Inspector II	\$95
CEI Inspector I	\$85
Compliance Specialist	\$95
CEI Inspector's Aide	\$70



Concord Station Community Development District  
District Engineer  
May 30, 2023



## Tab 2

# SOLITUDE

LAKE MANAGEMENT



## Concord Station CDD (The Retreat) Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2023-05-02

**Prepared for:**

Debby Bayne-Wallace  
Rizzetta & Company  
12750 Citrus Park Lane #115  
Tampa, FL 33625

**Prepared by:**

Nick Margo, Aquatic Biologist

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<b>SITE MAP</b>	8



R1

## Comments:

Site looks good

The site has exponentially more water but remains in good condition with no algae or floating weeds.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



R2

## Comments:

Site looks good

The Hydrilla is under control and the site remains in good condition with no kites nuisance weeds even though it has a lot of exposed bank.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



R3

## Comments:

Site looks good

The site is dry so it has a little encroaching grasses from the wetland but it is in overall good condition.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific





R4

**Comments:**

Site looks good

The site has little new growth of cattails or primrose and is in overall good condition.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



R5

**Comments:**

Site looks good

The site looks good and has minimal issues affecting it at this time.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



R6

**Comments:**

Site looks good

The site remains in good condition with no issues with no nuisance weeds or algae.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





## Site: R7

### Comments:

Site looks good

The site is back to being mostly dry and is free of any nuisance vegetation.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: R8

### Comments:

Site looks good

The site is in good condition with excellent water clarity and minimal nuisance vegetation.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: R9

### Comments:

Site looks good

The site has lost almost over half the water column and has some decay along the perimeter but has no new growth.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific





**Site:** R10/11**Comments:**

Site looks good

The site has minimal nuisance species and looks to be in good condition.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Management Summary**

As you can see, everything is still very dry. Most of the site have some large exposed banks and in other cases are even dry. R3, R4, R7 & R8 are all essentially dry right now. A pre-emergent was applied to these areas so they should stay fairly weed free for a short while.

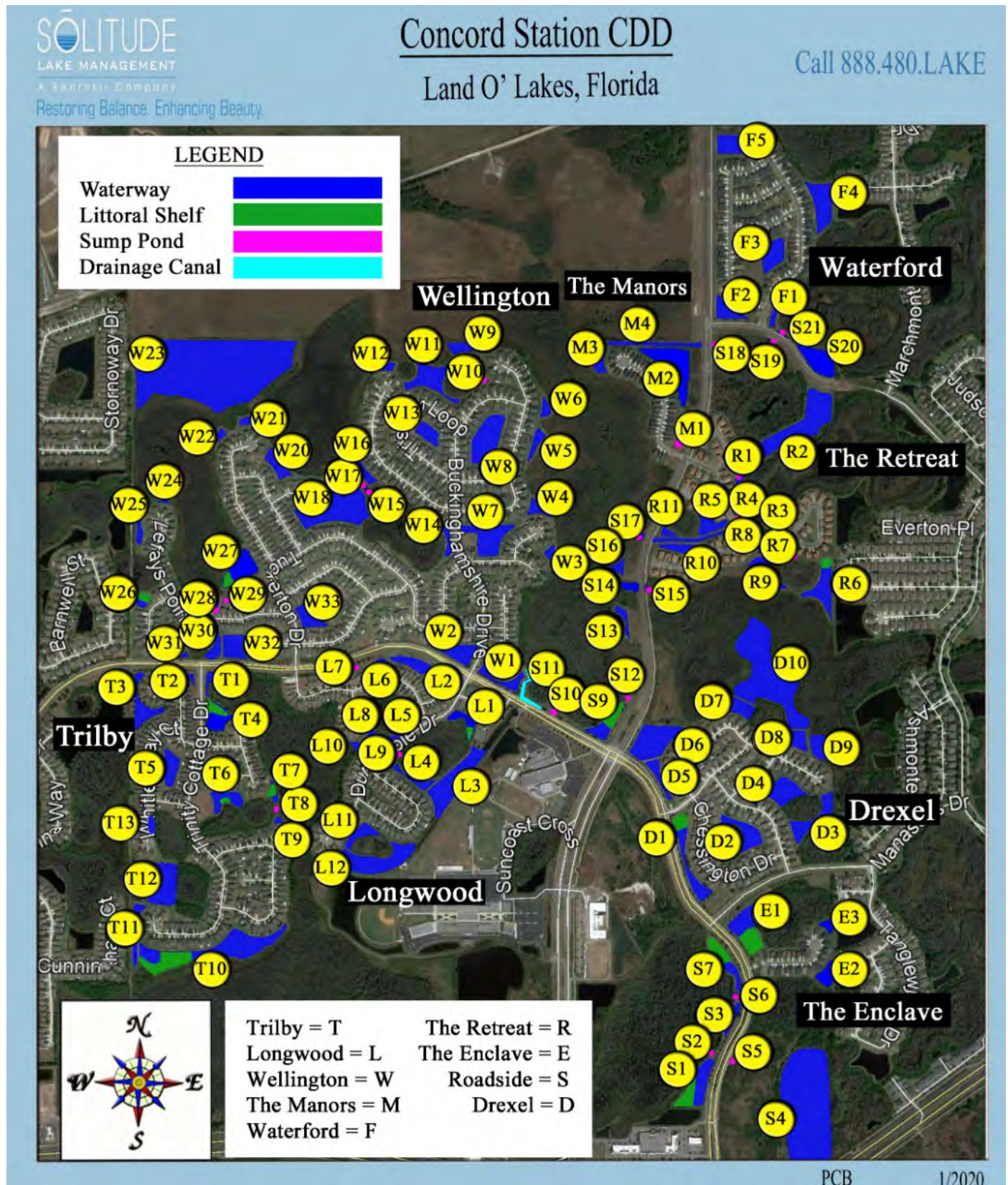
There was no algae or other nuisance weeds in any of the sites.

If there is no significant rain, I'd expect the sites to lose more water until significant summer rains start.

Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
R1	Site looks good	Species non-specific	Routine maintenance next visit
R2	Site looks good	Species non-specific	Routine maintenance next visit
R3	Site looks good	Species non-specific	Routine maintenance next visit
R4	Site looks good	Species non-specific	Routine maintenance next visit
R5	Site looks good	Species non-specific	Routine maintenance next visit
R6	Site looks good	Species non-specific	Routine maintenance next visit
R7	Site looks good	Species non-specific	Routine maintenance next visit
R8	Site looks good	Species non-specific	Routine maintenance next visit
R10	Site looks good	Species non-specific	Routine maintenance next visit
R11	Site looks good	Species non-specific	Routine maintenance next visit







## Tab 3

# CONCORD STATION

## Landscape Inspection Report



May 18, 2023

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary

## General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Treat the turf weeds with selective herbicides through the irrigated turf stands in the district. We do have areas that will be bare, but we need to continue to treat to see what we have left for the installed turf types.
- ❖ Diagnose and treat the decline in the cypress tree at the manor entrance.

The following are action items for Greenview Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined indicates a question or info for BOS.** **Orange** is for Staff.

1. Improve the vigor in the Loropetalum at the Enclave entrance on Mentmore Blvd.
2. Remove the seed pods from the Sylvester palm at the enclave entrance.
3. Remove the sucker growth popping up in the lift station inside of the enclave community on mentmore. Make sure we are removing from the bottom.
4. The viburnum suspensum is still not looking good along the white vinyl fence in the front of the Encalve community on Mentmore Blvd. What if anything has been done to this material.?(Pic 4)
5. Improve the vigor in the Viburnum suspensum in the berm area on Manassas Drive.
6. During my inspection I noticed a leaking valve on Manassas Drive on the northside in front of the berm plant material. It looked to be actively leaking while I was onsite. (Pic 6)





# Concord Station CDD

7. Diagnose and treat the loropetalum below the Drexel monument sign on Mentmore Blvd. Make sure there are no signs of Chili Thrips.

8. **Treat the turf weeds at the Drexel entrance on the inbound and outbound side.**

9. Treat the turf weeds in the center island on Sunlake blvd in the saint Augustine. Improve the vigor in the saint Augustine in this area. (Pic 9)



10. Can the leaning tree be Straightened at the Umberland place pocket park that is leaning?(Pic 10)



11. Improve the vigor in the saint Augustine on Lake patience road.

12. Improve the vigor in the Saint Augustine at the

Waterford main entrance on the inbound side.

13. Improve the vigor in the viburnum suspensum on the inbound side of the Waterford entrance. These have been in past report and continue to struggle.

14. During my inspection I noticed an area of Saint Augustine on the inbound side of the Waterford entrance that might be showing signs of active chinch bug please have this area checked.(Pic 14)



15. During my inspection there was caution tape wrapped around the trees at the manors entrance?

16. **Have we diagnosed and treated the decline in the tree at the manors main entrance monument is showing even more signs of decline?(Pic 16)**



## Tab 4

**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEWFL.COM**

TO: CONCORD STATION CDD

DATE: May 9, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF APRIL 24<sup>TH</sup> TO APRIL 29<sup>TH</sup> 2023**

**MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.**

**TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.**

**WEDNESDAY: MOWED PONDS AND PARKS.**

4/24/2023: 1. MANUALLY RANT WATER ON THE SEASONAL FLOWERS AT THE NEIGHBORHOOD ENTRANCES. 2. ADDED IRRIGATION ROTOR HEAD BY CHESSINGTON PUMP STATION.

4/25/2023: 1. REPLACED LEAKING TWO INCH IRRIGATION VALVE ON MENTMORE WEST SIDE ACROSS STREET FROM MANASSAS. 2. PROVIDED WET CHECKS OF THE IRRIGATION SYSTEM ON THE DRY AREAS CAUSED BY WATER RESTRICTIONS AND DROUGHT CONDITIONS.



4/26/2023: 1. TRIMMED SHRUBS AT THE NEIGHBORHOOD ENTRANCES. 2. PROVIDED WET CHECKS OF THE IRRIGATION SYSTEM ON THE DRY AREAS CAUSED BY WATER RESTRICTIONS AND DROUGHT CONDITIONS.

4/27/2023: TRIMMED THE SHRUBS AT THE CLUB HOUSE. 2. PICKED UP AND REMOVED ANY WIND-BLOWN DEBRIS.

**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEWFL.COM**

TO: CONCORD STATION CDD

DATE: May 12, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF MAY 1<sup>ST</sup> TO MAY 5<sup>TH</sup> 2023**

**MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.**

**TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.**

**WEDNESDAY: MOWED PONDS AND PARKS.**

5/1/2023 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. APPLIED ANT BAIT ON ANT HILLS.

5/2/2023: 1. TRIMMED THE PODACARPUS SHRUBS ALONG THE WHITE VINYL FENCES. 2. TRIMMED THE SHRUBS AT THE NEIGHBORHOOD ENTRANCES.

5/3/2023: 1. SPRAYED ROUND UP HERBICIDE ON SIDEWALK AND PAVEMENT CRACKS. 2. SPRAYED ROUND UP HERBICIDE ON NEIGHBORHOOD ENTRANCE BEDS.

**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEWFL.COM**

TO: CONCORD STATION CDD

DATE: May 22, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF MAY 8<sup>th</sup> to MAY 12<sup>TH</sup> 2023**

**MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.**

**TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.**

**WEDNESDAY: MOWED PONDS AND PARKS.**

5/8/2023: 1. PICKED UP AND RMEOVED WIND BLOWN DEBRIS. 2. TRIMMED THE SHRUBS AT THE CLUBHOUSE.

5/9/2023: 1. SPRAYED ROUND UP HERBICIDE IN CLUBHOUSE PLANTER BEDS. 2. SPRAYED ROUND UP HERBICIDE ON ALONG THE PODACARPOUS VINYL FENCE BEDS.

5/10/2023: 1. CUT AND REMOVED UPROOTED TREE BEHIND CHESSINGTON PUMP STATION.



5/12/2023: 1. CUT AND REMOVED DEAD TREE THAT WAS BLOWN OVER FROM THE CONSERVATION AREA ONTO THE MOWABLE AREA ON HAMPSTEAD HEATH COURT.

**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEWFL.COM**

TO: CONCORD STATION CDD

DATE: May 30, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF MAY 15<sup>TH</sup> TO MAY 19<sup>TH</sup> 2023**

**MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.**

**TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.**

**WEDNESDAY: MOWED PONDS AND PARKS.**

5/15/2023: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. APPLIED ANT BAIT ON ANT HILLS.

5/16/2023: 1. TRIMMED SHRUBS ON MANASSAS. 2. TRIMMED SHRUBS ON LAKE PATIENCE.

5/17/2023: 1. TRIMMED THE VIBURNUM HEDGE ALONG SUNLAKE AND THE VINYL FENCES.

## Tab 5



## Concord Station Clubhouse Manager Report



### Concord Station Clubhouse

18636 Mentmore Blvd. Land O Lakes, FL 34638

Phone: 813-909-4569 • Email: [manager@concordstationclubhouse.com](mailto:manager@concordstationclubhouse.com)

#### Operations/Maintenance/Program Updates May 2023

- DCSI installed remaining cameras near the rear of the facility.
- DCSI replaced bad switch due to power surge. .
- Replaced 3 ballasts on in the clubhouse.
- Replaced 6 can lights with bad ballasts with new no-ballast units.
- Replaced steps on the pool ladders.
- Maintenance sprayed the retreat park for rust, Suncoast rust is to come to treat on a larger scale.
- Spectrum has finished running the fiber from the road to the building and it awaiting the next phase. We will need to purchase a wireless router system to broadcast the internet throughout the clubhouse.

#### Items waiting for supplier updates

.

#### May Events

- Mays Adult events went very well, residents had a great time enjoying the Social and Game Nights. The Mother's Day Breakfast, was very well received and the food was amazing.



Rizzetta & Company

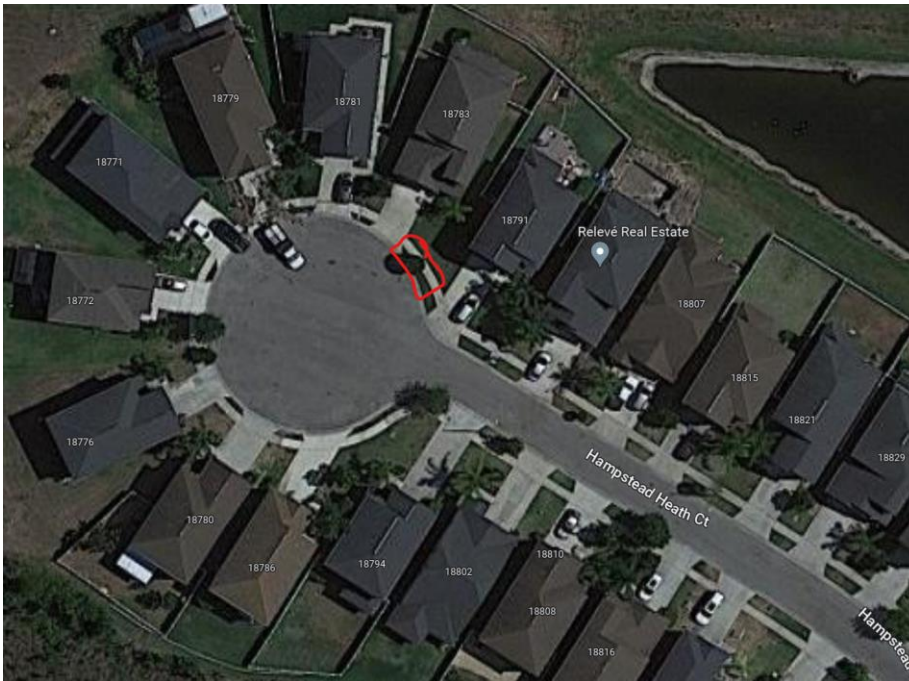
## Tab 6

## Sidewalk Repairs Concord Station.

1. Mentmore Blvd + Hampstead Heath (manors entrance, north side sidewalk just before the monument). Side walk is cracked and crumbling badly in need of repair.



2. Tree in front of 18783 Hampstead Heath Ct. cracked and lifted sidewalk.

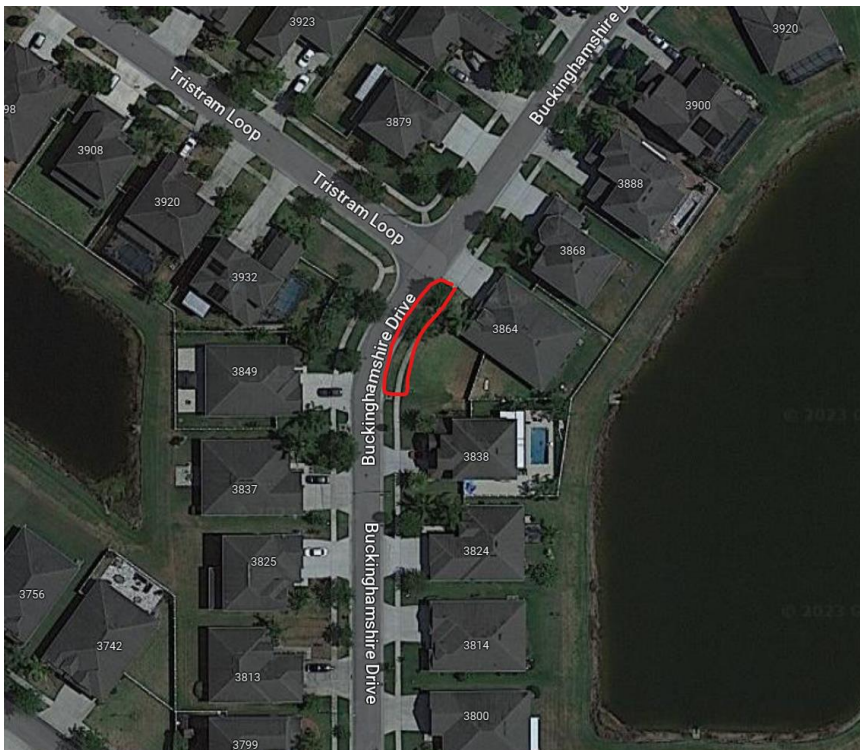




3. Milton Keynes + Buckinghamshire + 2 sidewalk sections lifted, need to be grinded or replaced.



4. Buckinghamshire and Tristram Loop (in front of 3864 Tristram Loop) sidewalks lifted



5. In front of 3966 Buckinghamshire (sidewalks lifted by Tree)



## **Tab 7**





Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 13, 2023 at 10:00 AM

# District Manager's Report

June 8

# 2023

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### FINANCIAL SUMMARY

4/30/2023

General Fund Cash & Investment Balance:	\$1,424,651
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Reserve Fund Cash & Investment Balance:	\$618,192
--	-----------

Debt Service Fund Investment Balance:	\$2,847,965
--	-------------

<b>Total Cash and Investment Balances:</b>	<b>\$4,890,808</b>
--	--------------------

<b>General Fund Expense Variance:</b>	<b>\$45,987</b>	<b>Over Budget</b>
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## Tab 8

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 11, 2023 Minutes of Meeting**  
**Page 1**

---

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Concord Station Community Development District was held on **Thursday, May 11, 2023, at 10:08 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Fred Berdeguez	<b>Board Supervisor, Committee Member</b>
Jim Steele	<b>Board Supervisor, Committee Member</b>
Donna Matthias-Gorman	<b>Board Supervisor, Committee Member</b>
Jerica Ramirez	<b>Board Supervisor, Committee Member</b>
	<b>(via conference call)</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Wallace called the meeting to order and performed the roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Consideration of Audit Proposals**

Ms. Wallace stated that proposals were solicited from several firms. However, Grau and Associates and Berger Toombs, Elam, Gaines & Frank were the only two firms that submitted proposals. Following a brief discussion, the Committee ranked Grau as the highest ranked bidder with 300 points. Berger Toombs, Elam, Gaines & Frank received 240 points.



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 11, 2023 Minutes of Meeting**  
**Page 2**

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On a Motion by Ms. Matthias-Gorman, seconded by Ms. Ramirez, with all in favor, the Audit Committee recommended Grau and Associates as the highest ranked bidder be retained to provide auditing services for five (5) years, for Concord Station Community Development District.

**THIRD ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, the Audit Committee adjourned the meeting at 10:09 a.m., for the Concord Station Community Development District.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## Tab 9

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 11, 2023 Minutes of Meeting**  
**Page 1**

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**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, May 11, 2023, at 6:40 p.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Fred Berdeguez	<b>Board Supervisor, Vice Chairman</b>
Jim Steele	<b>Board Supervisor, Assistant Secretary</b>
Donna Matthias-Gorman	<b>Board Supervisor, Assistant Secretary</b>
Jerica Ramirez	<b>Board Supervisor, Assistant Secretary</b> <b>(via conference call)</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>
Michael Speidel	<b>Clubhouse Manager</b>
Jason Liggett	<b>Field Services Manager, Rizzetta &amp; Co., Inc.</b>
Deputy Brown	<b>Pasco County Sheriff's Department</b>

Audience **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Wallace called the meeting to order and performed the roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member addressed the Board regarding the playground.

Audience members addressed the Board regarding an easement application.

On a Motion by Ms. Ramirez, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved ACC application Easement for 19455 Umberland Place, for the Concord Station Community Development District.

The Board directed Staff to hold all easement applications until the District has a District Engineer to review them.

### **THIRD ORDER OF BUSINESS**

### **Staff Reports**

**A. Deputy Brown**

Deputy Brown provided an update to the Board.

**B. District Engineer**

**i. Acceptance of Resignation of BDI**

On a Motion by Mr. Berdeguez, seconded by Mr. Steele, with all in favor, the Board of Supervisors accepted the resignation of BDI Engineering as District Engineer, for the Concord Station Community Development District.

**ii. Consideration of RFQ for District Engineer**

On a Motion by Mr. Steele, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the RFQ for District Engineer and requested proposals be received prior to the next CDD meeting, for the Concord Station Community Development District.

**C. District Counsel**

No report.

**D. Aquatics Report**

Ms. Wallace presented the aquatics report to the Board.

**E. Field Inspection Report**

The Board reviewed the field inspection report.

**i. Discussion Regarding RFP for Landscape and Irrigation Maintenance**



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 11, 2023 Minutes of Meeting**  
**Page 3**

Mr. Liggett reviewed the RFP with the Board. The RFP package will be ready for pick up by interested vendors on May 30, at 12:00 p.m. and a mandatory pre-proposal meeting will be held on June 1, 2023 with proposals on the agenda for the Board to consider at the July 13, 2023 meeting.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the dates and RFP package and evaluation criteria, for the Concord Station Community Development District.

**ii. Review of Greenview Weekly Reports**

The Board reviewed Greenview's weekly reports.

**iii. Ratification of Irrigation Proposal**

**F. Clubhouse Manager**

**i. Review of Monthly Clubhouse Report**

Mr. Speidel presented the monthly Clubhouse Report to the Board. The Board reviewed the Outdoor Furniture proposal presented under separate cover.

On a Motion by Ms. Ramirez, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Outdoor Furniture proposal in the amount of \$2,952.52, for the Concord Station Community Development District.

**G. District Manager**

Ms. Wallace reminded the Board that the next meeting is scheduled for June 8, 2023, at 6:30 p.m.

Ms. Wallace stated the 1<sup>st</sup> quarterly compliance audit was completed for the website.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Audit Committee Meeting held on April  
13, 2023**

On a Motion by Mr. Berdeguez, seconded by Mr. Steele, with all in favor, the Board of Supervisors approved the Minutes of the Audit Committee Meeting held on April 13, 2023, for the Concord Station Community Development District.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 11, 2023 Minutes of Meeting**  
**Page 4**

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
held on April 13, 2023**

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on April 13, 2023, for the Concord Station Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for March  
2023**

On a Motion by Mr. Steele, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2023 (\$168,946.77), for the Concord Station Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Vacant Seat**

On a Motion by Mr. Berdeguez, seconded by Mr. Steele, with all in favor, the Board of Supervisors approved to advertise the vacant seat sent via email newsletter and CDD website, for the Concord Station Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03;  
Redesignating Officers of the District**

This item was tabled.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Extending  
Playground Fence**

This item was tabled.

**TENTH ORDER OF BUSINESS**

**Discussion of Landscape Lighting  
Repairs**

On a Motion by Mr. Steele, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved replacing all 13 metal halide lights at a not-to-exceed cost of \$5,000.00, for the Concord Station Community Development District.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 11, 2023 Minutes of Meeting**  
**Page 5**

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**ELEVENTH ORDER OF BUSINESS**                      **Discussion of Vacant Seat (Continued)**

Ms. Ramirez made a motion to appoint Angel Rivera to Seat 1 with a term ending November 2026. Ms. Matthias-Gorman seconded the motion. The Board discussed. Mr. Steele and Mr. Berdeguez opposed the motion, motion failed.

**TWELFTH ORDER OF BUSINESS**                      **Discussion of Sidewalk Repairs**

This item was tabled.

**THIRTEENTH ORDER OF BUSINESS**                      **Discussion Regarding Adding Trash Cans and Covered Picnic Tables at Picnic Park**

This item was tabled. Mr. Speidel will collect proposals.

**FOURTEENTH ORDER OF BUSINESS**                      **Completion of Column Caps at Pool Pergola**

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Steele, with all in favor, the Board of Supervisors authorized paying invoice and that work was completed, for the Concord Station Community Development District.
--

**FIFTEENTH ORDER OF BUSINESS**                      **Consideration of Letter to Pasco County Traffic Manager**

On a Motion by Mr. Steele, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved and authorized Ms. Matthias-Gorman to sign the letter and for District Manager to mail the letter, for the Concord Station Community Development District.
---

**SIXTEENTH ORDER OF BUSINESS**                      **Discussion of License Plate Readers**

This item was tabled.

**SEVENTEENTH ORDER OF BUSINESS**                      **Consideration of Deputy Services for Fiscal Year 2023-2024**

This item was tabled.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 11, 2023 Minutes of Meeting**  
**Page 6**

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**EIGHTEENTH ORDER OF BUSINESS**

**Acceptance of Audit Committee  
Recommendation for Auditing  
Services**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors accepted the Audit Committee Recommendation of Grau & Associates for auditing services for Fiscal Years 2023-2027, for the Concord Station Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04;  
Approving Fiscal Year 2023-2024  
Proposed Budget & Setting Public  
Hearing**

The Board requested that \$100,000.00 be added to miscellaneous contingency.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved Resolution 2023-04; Approving Fiscal Year 2023-2024 Proposed Budget & Setting Public Hearing for July 13, 2023, at 10:00 a.m. at the Concord Station Clubhouse, 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, for the Concord Station Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Ramirez discussed the open vacant Board seat.

Ms. Matthias-Gorman thanked Mr. Speidel for installing outdoor exercise equipment.

Mr. Berdeguez asked Mr. Speidel to power wash an area of sidewalk.

**TWENTY-FIRST ORDER OF BUSINESS**

**Audience Comments**

An audience member addressed the Board regarding the playground.

An audience member addressed the Board regarding the landscape and irrigation maintenance.

Audience members addressed the Board regarding trash cans and benches at the pocket parks. Mr. Speidel will collect proposals.



206  
207  
208       An audience member addressed the Board regarding budget line items and  
209 descriptions.  
210

211 **TWENTY-SECOND ORDER OF BUSINESS   Adjournment**  
212

213       On a Motion by Mr. Steele, seconded by Mr. Berdeguez, the Board of Supervisors  
214 adjourned the meeting at 12:14 p.m., for the Concord Station Community Development  
215 District.  
216

213  
214  
215 \_\_\_\_\_  
216 Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 10**

# Concord Station Community Development District

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District Office · Wesley Chapel, Florida · (813)-994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.concordstationcdd.com](http://www.concordstationcdd.com)

## **Operations and Maintenance Expenditures April 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:           **\$96,590.09**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Concord Station Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100267	982238162	Clubhouse Security Services 04/23	\$ 56.38
Arrow Exterminators	100287	51200076	Pest Control Service 04/23	\$ 51.00
Brletic Dvorak, Inc.	100290	1080	Engineering Services 03/23	\$ 1,800.00
City Wide Facility Solutions	100291	32019016315	Monthly Cleaning Service 04/23	\$ 800.00
Clean Sweep Supply Co., Inc.	100275	6147	Janitorial Supplies 02/23	\$ 512.10
Clean Sweep Supply Co., Inc.	100275	6188	Janitorial Supplies 02/23	\$ 119.85
Clean Sweep Supply Co., Inc.	100275	6331	Janitorial Supplies 03/23	\$ 744.05
Clean Sweep Supply Co., Inc.	100275	6393	Janitorial Supplies 03/23	\$ 48.45
Clean Sweep Supply Co., Inc.	100275	6405	Janitorial Supplies 03/23	\$ 210.85
Clean Sweep Supply Co., Inc.	100278	6121	Janitorial Supplies 02/23	\$ 129.95
Concord Station CDD			Debit Card Replenishment 04/05/23	\$ 1,028.26
Concord Station CDD			Debit Card Replenishment 04/12/23	\$ 1,173.19
Concord Station CDD			Debit Card Replenishment 04/27/23	\$ 870.78
DCSI, Inc.	100272	30550	Access Key Fobs 03/23	\$ 525.00
DCSI, Inc.	100292	30653	Gate Maintenance 04/23	\$ 574.00
DCSI, Inc.	100293	30627	Service Call 03/23	\$ 154.00
Decort Electrical Solutions, Inc.	100279	CO04182023	Electrical Services 03/23	\$ 858.50
Donna Matthias-Gorman	100280	DM041323 9100 8845 0087 02/23	Board of Supervisors Meeting 04/13/23	\$ 200.00
Duke Energy	ACH	Autopay	0000 Trinity Cottage Drive Light 02/23	\$ 1,201.91
Duke Energy	ACH	Summary Bill 03/23	Summary Bill 03/23	\$ 5,072.41
Fitness Logic, Inc.	100281	111862	Quarterly General Maintenance & Cleaning Labor 03/23	\$ 165.00



# Concord Station Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	100276	61-8017248652-6 03/23	Sales & Use Tax 03/23	\$ 124.96
Fred Berdeguez	100282	FB041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
Frontier Florida, LLC	ACH	813-909-4569-121718-5 04/23 Autopay	Account #813-909-4569-121718-5 04/23 Autopay	\$ 655.48
Greenview Landscaping, Inc.	100263	3CCSMUL523	5th Load of Pine Bark Mulch 03/23	\$ 4,950.00
Greenview Landscaping, Inc.	100294	4CCSCHMO23	Monthly Maintenance for Clubhouse 04/23	\$ 1,210.00
Greenview Landscaping, Inc.	100295	4CCSMO23	Monthly Landscape Maintenance 04/23	\$ 20,900.00
James C Steele	100283	JS041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
Jayman Enterprises, LLC	100268	2473	Fence Removal 04/23	\$ 350.00
Jerica Ramirez	100284	JR041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
PC Consultants	100296	108099	Email Account Subscription 04/23	\$ 144.00
Piper Fire Protection, Inc.	100261	126979	Alarm Inspection 04/2023-03/2024	\$ 540.00
Piper Fire Protection, Inc.	100264	128618	Sprinkler Inspection 03/23	\$ 185.00
Pool Table Pete	100265	1496	Pool Table Installation 03/23	\$ 475.00
Rizzetta & Company, Inc.	100260	INV0000078848	District Management Fees 04/23	\$ 6,518.34
Rizzetta & Company, Inc.	100262	INV0000078946	Personnel Reimbursement 03/31/23	\$ 9,481.31
Rizzetta & Company, Inc.	100273	INV0000078973	Out of Pocket Expenses 03/23	\$ 133.95
Rizzetta & Company, Inc.	100274	INV0000079449	Amenity Management & Oversight/Personnel Reimbursement 04/14/23	\$ 10,807.85
Rizzetta & Company, Inc.	100277	INV0000079460	Excess Meeting Time 04/23	\$ 87.50
Sitex Aquatics, LLC	100288	7692	Quarterly Fountain Maintenance 2ND Q 04/23	\$ 375.00

# Concord Station Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100297	PSI-65921	Wetland Management Services 04/23	\$ 3,479.00
Solitude Lake Management, LLC	100298	PSI-65962	Wetland Management Services 04/23	\$ 513.00
Solitude Lake Management, LLC	100299	PSI-66162	Lake & Pond Management Services 04/23	\$ 6,247.00
Solitude Lake Management, LLC	100300	PSI-65919	Wetland Management Services 04/23	\$ 2,595.00
Steven A. Christie	100285	SC041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
Straley Robin Vericker	100266	22920	Legal Services 03/23	\$ 3,813.55
Suncoast Pool Service, Inc.	100289	9179	Monthly Pool Maintenance 04/23	\$ 2,300.00
Suncoast Rust Control, Inc.	100269	05384	Rust Control 01/23	\$ 1,135.00
Suncoast Rust Control, Inc.	100270	05465	Rust Control 02/23	\$ 1,135.00
Suncoast Rust Control, Inc.	100301	05572	Rust Control 04/23	\$ 1,135.00
Times Publishing Company	100271	0000278550 03/29/23	Legal Advertising Acct# 121715 03/29/23	\$ 121.60
Waste Management Inc. of Florida	ACH	0838399-1568-9 Autopay	Waste Disposal Services 04/23	\$ 81.87
<b>Report Total</b>				<b><u>\$ 96,590.09</u></b>

**Concord Station CDD**  
**Meeting Date: April 13, 2023**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid	
Jerica Ramirez	<input checked="" type="checkbox"/>	JR041323
Jim Steele	<input checked="" type="checkbox"/>	JS041323
Donna Matthias-Gorman	<input checked="" type="checkbox"/>	DM041323
Steven Christie	<input checked="" type="checkbox"/>	SC041323
Fred Berdeguez	<input checked="" type="checkbox"/>	FB041323

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

**RECEIVED**  
04/18/23

Meeting Start Time:	6:37pm
Meeting End Time:	
Total Meeting Time:	

Time Over ( 3 ) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_

*D. Wallace*

Your account number: **312728592** Security provided for: Concord Station Club House Your ADT system is located at: 18636 Mentmore Blvd Land O Lakes FL 34638-7978

Page 1/2

RECEIVED  
MAR 31 2023



Invoice date: **Mar 25, 2023** Service period: **Apr 13 - May 12, 2023**

Your total due is: **\$56.38** Due by: **Apr 14, 2023**

Your Bill at-a-glance

Previous Balance	\$56.38
Payments and Adjustments	-\$56.38
Current Charges	\$56.38
Taxes and Fees	\$0.00

**Total Due \$56.38**

Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT

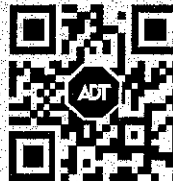
Want to receive ADT billing text updates for your account? **Text BILL1 to 91572 to join and stay in the know.**

Message frequency may vary. Msg & Data rates may apply.

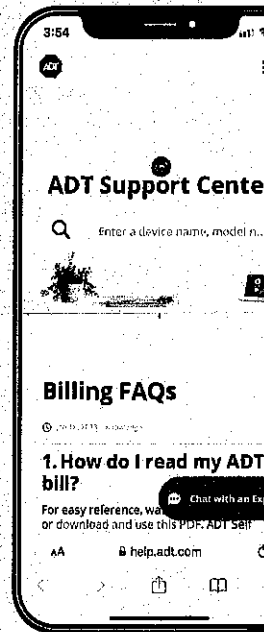
## Get help fast - No need to call

ADT's Support Center has your answers and more.

Just scan the QR code below to go to [i.adt.com/stmnt](https://i.adt.com/stmnt)



Need additional help? Quickly connect to an ADT agent with the "Chat with an agent" option.



Brilliantly Safe™



ADT  
3190 S Vaughn Way  
Aurora, CO 80014

6230 0020 NO RP 25 03252023 NNNNNNNY 01 009107 0024

CONCORD STATION CLUB HOUSE  
3434 COLWELL AVE  
STE 200  
TAMPA FL 33614-8390



Please detach and submit this slip with your payment. Do not send cash. Please write your customer Account Number on your check or money order and make payable to: ADT.

Account Number	312728592
Due Date	Apr 14, 2023
Amount Due	\$56.38

Amount Enclosed \$

Please send payment to:

ADT SECURITY SERVICES  
PO BOX 371878  
PITTSBURGH, PA 15250-7878



0031272859200000000000000032423000000000000000056384



Your account number: **312728592** Security provided for: Concord Station Club House Your ADT system is located at: 18636 Mentmore Blvd Land O Lakes FL 34638-7978

Page 2/2

Is your billing information incorrect? You can change it on [MyADT.com](https://www.myadt.com) or in the MyADT mobile app.

## Your Account Activity

<b>Previous Balance</b>		<b>\$56.38</b>
<b>Payments and Adjustments</b>		
Payment Received - Thank You!	Mar 20, 2023	<b>-\$56.38</b>
<b>Current Charges</b>		
RECURRING CHARGES		
<b>Services</b>		
Invoice Number 982238162	Apr 13 - May 12, 2023	\$56.38
<b>Total Non-taxable Charges</b>		<b>\$56.38</b>
<b>Total Due</b> to be paid by Apr 14, 2023		<b>\$56.38</b>

\* Taxable charges

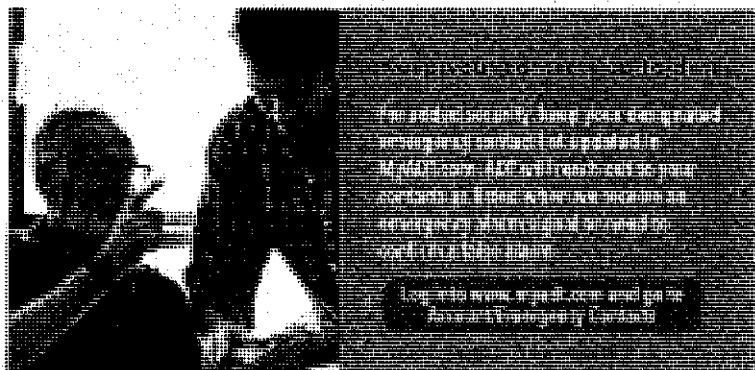
Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Security Services

Have questions? Chat with us through MyADT mobile app.

Pay your bill online at [MyADT.com](https://www.myadt.com) or download MyADT mobile app.



**Don't forget to test your system**  
Did you know? You should test your alarm system every 30 days to confirm it's sending signals to ADT. It's easier than you think!

- 1 Log into [www.myadt.com](https://www.myadt.com).
- 2 Click on **Alarm System** from the left menu.
- 3 Click on the **System Test** tab.
- 4 Select the test duration from the dropdown.
- 5 Click **Start Test Mode**.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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Arrow Exterminators Inc  
417 Market St, Suite A  
Bushnell, FL 33513  
352-399-8408

## Service Slip/Invoice

**INVOICE:** 51200076  
**DATE:** 4/10/2023  
**ORDER:** 51200076

**Bill To:** [2490890]  
Concord Station Community  
Development District  
5844 Old Pasco Rd  
Suite 100  
Wesley Chapel, FL 33544-4010

**Work Location:** [2490890] 813-949-4569  
Concord Station Clubhouse  
18636 Mentmore Blvd  
Land O' Lakes, FL 34638-7978

Work Date	Time	Target Pest	Technician	Time In
4/10/2023	11:45 AM		ZTHISSELL	
			Zachary Thissell	
Purchase Order	Terms	Last Service	Map Code	Time Out
		4/10/2023		

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$51.00
Int/Ext Clubhouse, playground & Shed (maint bldg) & wasp nest *Red key ring for Int No issues reported at this time. Serviced interior and exterior of location to reduce pest activity. No pest issues observed while treating. Thank you! Zach		
Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace it		
		<b>SUBTOTAL</b> \$51.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$51.00
		<b>AMOUNT DUE</b> \$51.00
		<b>RECEIVED</b> 04/11/23
		
		TECHNICIAN SIGNATURE
		CUSTOMER SIGNATURE

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.  
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

Brletic Dvorak Inc

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
+1 8133611466  
sbrletic@bdiengineers.com



INVOICE

BILL TO  
Concord Station CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 1080  
DATE 04/03/2023  
TERMS Net 30  
DUE DATE 05/03/2023

PROJECT NAME  
Concord Station CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager	[Mar 7 – Mar 15]	9:00	200.00	1,800.00

BALANCE DUE \$1,800.00

RECEIVED  
04/03/23



**Concord Station COMMUNITY DEVELOPMENT DISTRICT**  
**Mar-23**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	7.00	\$200	S. Brletic	\$1,400.00
Marquee Sign - SV, County Permitting Coordination	1.00	\$200	S. Brletic	\$200.00
Pool Pavilion Permitting and Construction Coordination	1.00	\$200	S. Brletic	\$200.00
<b>INVOICE TOTAL</b>				<b>\$1,800.00</b>





City Wide Facility Solutions  
8950 9th St N Ste 103  
Saint Petersburg, FL 33702-3001

## INVOICE

**Total Due: \$800.00**

Invoice Number: 32019016315

Invoice Date: 4/1/2023

Due Date: 5/1/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

**Bill**

To: Concord Station Community Development District  
18636 Mentmore Blvd.  
Land 'O Lakes, FL 34638  
USA

**Ship**

To: Concord Station Community Development Distr  
18636 Mentmore Blvd.  
Land 'O Lakes, FL 34638  
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101554	Karma Jeremie	Net 30 days		04/01/23 to 04/30/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100825	1	800.00	800.00

PAY YOUR BILL ONLINE!  
CLICK THE LINK BELOW  
<https://www.e-billexpress.com/ebpp/gocitywide/>

**Subtotal: 800.00**  
**Sales Tax: 0.00**

**Total Due: \$800.00**

**RECEIVED**  
03/29/23

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6147	02/17/2023	Net 30	03/19/2023

SHIP DATE  
02/21/2023

SKU		DESCRIPTION	QTY	RATE	AMOUNT
37301	Wipes Plus Disinfecting Surface Wipe 800 ct Refill (GYM WIPES) 4/CASE	Wipes Plus Disinfecting Surface Wipe 800 ct Refill	3	129.95	389.85T
HOS260	Liner Napkin Receptacle - HOS260 500/CS	Liner Napkin Receptacle - HOS260 500/CS	1	30.75	30.75T
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	3	30.50	91.50T

SUBTOTAL	512.10
TAX	0.00
TOTAL	512.10
BALANCE DUE	<b>\$512.10</b>

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz



## INVOICE

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #  
6188

DATE  
02/22/2023

TERMS  
Net 30

DUE DATE  
03/24/2023

SHIP DATE  
02/24/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
248	248 RESOLUTE TOILET TISSUE 2 PLY 4 X 3.1 400RL/96RL/CS	3	39.95	119.85
SUBTOTAL				119.85
TAX				0.00
TOTAL				119.85
BALANCE DUE				<b>\$119.85</b>

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6331	03/08/2023	Net 30	04/07/2023

SHIP DATE  
03/14/2023

SKU		DESCRIPTION	QTY	RATE	AMOUNT
NOVA519	NOVA519 55 GL LINER 38 X 58 BLACK 1.5 MIL 100/CS	NOVA519 55 GL LINER 38 X 58 BLACK 1.5 MIL 100/CS	3	32.95	98.85T
37301	Wipes Plus Disinfecting Surface Wipe 800 ct Refill (GYM WIPES) 4/CASE	Wipes Plus Disinfecting Surface Wipe 800 ct Refill	3	129.95	389.85T
RAC80420CT	Refill Oil Scent Wrm Apple - RAC80420CT2/6PK/CTPK	Refill Oil Scent Wrm Apple - RAC80420CT2/6PK/CTPK	3	45.50	136.50T
153122	153122 FABULOSO ALL PURPOSE CLEANER LAVENDER SCENT 169oz 4/cs	153122 FABULOSO ALL PURPOSE CLEANER LAVENDER SCENT 169oz 4/cs	0	16.15	0.00T
410136	410136 Heavenly Soft Kitchen Roll Towel 2-Ply 7.8" X 11"	410136 Heavenly Soft Kitchen Roll Towel 2-Ply 7.8" X 11"	2	29.95	59.90T
77182	Lysol Disinfecting Wipes 80 Count, Lemon & Lime Blossom 6/80/CS	Lysol Disinfecting Wipes 80 Count, Lemon & Lime Blossom 6/80/CS	1	58.95	58.95T
NSI100	Non-Stocking Inventory	WMN49CT STAINLESS STEEL	1	0.00	0.00T
NSI100	Non-Stocking Inventory	DVO-CB018425CT -	1	0.00	0.00T



		OFF DEEP WOODS		
RAC80420CT	Refill Oil Scnt Wrm Apple - RAC80420CT2/6PK/CTPK	BACKORDERED	1	0.00T
153122	153122 FABULOSO ALL PURPOSE CLEANER LAVENDER SCENT 169oz 4/cs	BACKORDERED	3	T

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SUBTOTAL	744.05
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TAX	0.00
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TOTAL	744.05
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BALANCE DUE	<b>\$744.05</b>
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**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6393	03/15/2023	Net 30	04/14/2023

SHIP DATE  
03/16/2023

PURCHASE ORDER  
BACKORDERED FROM INV 6331

SKU	DESCRIPTION	QTY	RATE	AMOUNT
RAC80420CT	Refill Oil Scent Wrm Apple - RAC80420CT2/6PK/CTPK	backordered	1	0.00 0.00T
153122	153122 FABULOSO ALL PURPOSE CLEANER LAVENDER SCENT 169oz 4/cs	153122 FABULOSO ALL PURPOSE CLEANER LAVENDER SCENT 169oz 4/cs	3	16.15 48.45T
NSI100	Non-Stocking Inventory	WMN49CT STAINLESS STEEL	1	0.00 0.00T
NSI100	Non-Stocking Inventory	DVO-CB18425CT DEEP WOODS OFF	1	0.00 0.00T

SUBTOTAL	48.45
TAX	0.00
TOTAL	48.45

BALANCE DUE **\$48.45**

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz



## INVOICE

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6405	03/17/2023	Net 30	04/16/2023

PURCHASE ORDER  
BACKORDERED FROM INV 6393

SKU		DESCRIPTION	QTY	RATE	AMOUNT
RAC80420CT	Refill Oil Scent Wrm Apple - RAC80420CT2/6PK/CTPK	Refill Oil Scent Wrm Apple - RAC80420CT2/6P K/CTPK	1	45.50	45.50T
NSI100	Non-Stocking Inventory	WMN49CT STAINLESS STEEL	1	61.85	61.85T
NSI100	Non-Stocking Inventory	DVO-CB18425CT DEEP WOODS OFF	1	103.50	103.50T
SUBTOTAL					210.85
TAX					0.00
TOTAL					210.85
BALANCE DUE					<b>\$210.85</b>

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6121	02/15/2023	Net 30	03/17/2023

SHIP DATE  
02/21/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
37301	Wipes Plus Disinfecting Surface Wipe 800 ct Refill (GYM WIPES) 4/CASE	1	129.95	129.95
SUBTOTAL				129.95
TAX				0.00
TOTAL				129.95
BALANCE DUE				<b>\$129.95</b>

**Concord Station CDD  
Debit Card  
For the Month**

April-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec
				Operations Main & Repair	Special Events	Office Supplies
				57200-4705	57400-4775	57200-5101
Date	Vendor Name	Description	Amount			
3/17/2023	VistaPrint	Business cards, poster boards, frames	(217.27)			(217.27)
3/25/2023	Lumo Play	Interactive software	(29.00)		(29.00)	
3/25/2023	Lumo Play	International Fee	(0.87)		(0.87)	
3/27/2023	Amazon	Notary Journal for Clubhouse Notary	(20.99)			(20.99)
3/30/2023	Lowe's	Paint, for clubhouse, pavers, mortar for pool	(179.06)	(179.06)		
3/31/2023	Amazon	Easter Event Supplies	(89.95)		(89.95)	
3/31/2023	Amazon	Easter Event Supplies	(52.95)		(52.95)	
3/31/2023	Amazon	Table Clothes for Easter	(11.95)		(11.95)	
3/31/2023	Walmart	Easter Event Supplies	(379.23)		(379.23)	
3/31/2023	Amazon	Easter Event Supplies	(46.99)		(46.99)	
	<b>TOTAL</b>	001-10201	<b>(1,028.26)</b>	<b>(179.06)</b>	<b>(610.94)</b>	<b>(238.26)</b>

DM Approval:

*Debby Wallace*

Date: 4/5/2023



## Mar-23

[illegible]

Receipts Attached.

Signature / Date

4/4/23

[Back to history](#)

## Order Details

manager@concordstationclubhouse.com

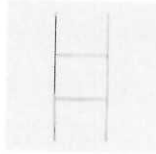
Order Date: March 16th 2023

Order #: VP\_58#0728Z

Status: Completed

Shipping Method	Shipping Address	Billing Address	Payment Method
Standard Estimated Arrival Mar 28th - Apr 6th	Michael Spidel 18636 Northwest Blvd. Land O Lakes, Florida 34639-7178 United States of America 8139094569	Michael Spidel 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544 United States of America 8139094569	Visa \$217.27

### Items



Wire Yard Sign Stand  
Shipped  
Track  
[1737580X0314314544](#)  
Expected Delivery Mar 28th  
Quantity: 2



Selected Options

Item Total

\$6.42



Custom Yard Signs  
Shipped  
Track  
[627138591730](#)  
[1737580X0314314544](#)  
Expected Delivery Mar 30th  
Quantity: 2



Selected Options

Item Total

\$62.33



Standard Business Cards  
Shipped  
Track  
[627138591730](#)  
[1737580X0314314544](#)  
Expected Delivery Mar 30th  
Quantity: 500



Selected Options

Item Total

\$42.00



Standard Business Cards  
Shipped  
Track  
[627138591730](#)  
[1737580X0314314544](#)  
Expected Delivery Mar 30th  
Quantity: 250



Selected Options

Item Total

\$36.00



Desk Name Plates  
Cancelled  
Track  
[173044RVO624563148](#)  
Quantity: 1



Selected Options

Item Total

\$17.51

Desk Name Plates  
Cancelled

### Order Summary

Product Total	\$199.28
Shipping	\$17.99
Total paid	\$217.27

# Receipt



Invoice number 9ED5AF0F-0015  
Receipt number 2814-2809  
Date paid March 25, 2023  
Payment method Visa

**Lumo Interactive Inc.**  
354 Marion Street  
Winnipeg Manitoba R2H 0V3  
Canada  
+1 833-438-5866  
info@lumoplay.com

**Bill to**  
Michael Speidel  
5844 Old Pasco Road  
Wesley Chapel, Florida 33544  
United States  
manager@concordstationclubhouse.com

## \$29.00 paid on March 25, 2023

Refunds and Change Requests: <https://help.lumoplay.com/hc/en-us/articles/360002751494>  
Legal (Terms of Service, Support Policy, Privacy, EULA etc): <https://help.lumoplay.com/hc/en-us/sections/360000927034-The-Fine-Print>

Description	Qty	Unit price	Amount
<b>LUMO Playground (per seat)</b> Mar 25 – Apr 25, 2023	1	\$29.00	\$29.00
	Subtotal		\$29.00
	Customer is tax exempt		
	Total		\$29.00
	<b>Amount paid</b>		<b>\$29.00</b>

Thank you for your payment! Here are some common resources for LUMOplay customers:

Modify your subscription: <https://help.lumoplay.com/hc/en-us/articles/360043620973-Changing-your-subscription>

Make custom apps: <https://help.lumoplay.com/hc/en-us/categories/360002063354-Making-Apps-Games>

Request new apps or features: <https://help.lumoplay.com/hc/en-us/categories/360002063354-Making-Apps-Games>

## Final Details for Order #114-8514765-0836249

[Print this page for your records.](#)

Order Placed: March 27, 2023

Amazon.com order number: 114-8514765-0836249

Order Total: \$20.99

Shipped on March 27, 2023

## Items Ordered

1 of: Skyline Notary Journal – Official Notary Public Record Book with Numbered Pages – Log Book for Notarial Acts & Records – Notary Supplies – 250  
Entries, Hardcover, 10x7" (Black)

Sold by: SVDSTORE ([seller profile](#))Price  
\$20.99

Condition: New

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

FREE Prime Delivery

## Payment information

## Payment Method:

Visa | Last digits:

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

## Credit Card transactions

Item(s) Subtotal: \$20.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$20.99  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$20.99**

Visa ending in 6880: March 27, 2023: \$20.99

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

## Details for Order #114-5988177-4852220

[Print this page for your records.](#)

Order Placed: March 31, 2023

Amazon.com order number: 114-5988177-4852220

Order Total: \$89.95

## Shipped on April 1, 2023

## Items Ordered

1 of: 12V1000mA Charger for Toshiba Power Core Razer Power Supply  
Sold by: Iesenbai ([seller profile](#))

Condition: New

Price  
\$11.99

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

FREE Prime Delivery

## Shipped on April 1, 2023

## Items Ordered

1 of: JOFSOP 120 Pack Easter Party Favors Assortment for Kids Girls Boys Easter Basket Stuffers, Easter Eggs Fillers Gifts, Easter Eggs Hunt, Pinata Filler  
Goodie Bags Stuffers Classroom Prizes Treasure Box Toys  
Sold by: US-Kyriol Toy Home ([seller profile](#))

Condition: New

Price  
\$29.99

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

FREE Prime Delivery

## Shipping now

## Items Ordered

2 of: 32 Sets Wooden Easter Ornaments Decorations DIY Easter Craft Kits Assorted Paintable Unfinished Wood Laser Cut Easter Egg Ornaments Pom-poms  
for Kids Easter Spring Classroom Home Activity Art Project  
Sold by: Winiyn ([seller profile](#))

Condition: New

Price  
\$18.99

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

FREE Prime Delivery

## Shipped on March 31, 2023

## Items Ordered

1 of: LINAYE 100 Sheets Easter Stickers for Kids - 1100PCS Assorted Easter Stickers Bulk for Kids Easter Treats for Kids Easter Basket Stuffers Egg Stickers  
Easter Gift for Kids Easter Party Favor Supplies  
Sold by: LINAYE ([seller profile](#))

Condition: New

Price  
\$9.99

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

FREE Prime Delivery

## Payment information

## Payment Method:

Visa | Last digits:

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

Item(s) Subtotal:	\$89.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$89.95
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$89.95</b>



LOVE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238516 4153525 TRANS#: 8192999 03-30-23

970621 BLG 2-INX12-IN TAN CAP	45.22
19 @ 2.38	
921300 AMRO 8-CT ANT BAIT	6.98
1097459 HARDSCAPE ADHESIVE 4-PACK	53.96
2 @ 26.98	
369819 ZEP PRO 1 SPRAY BOTTLE	7.96
2 @ 3.98	
188371 TERRO 6-PACK LIQUID ANT K	5.98
2626664 REAR 8-PATTERN HOT WATERC	11.98
936253 1Q SEASUNFLEX SATIN BASE	46.98

SUBTOTAL: 179.06  
TAX: 0.00  
INVOICE 08352 TOTAL: 179.06  
DEBT: 179.06

DEBIT: XXXXXXXXXXXX AMOUNT: 179.06 AUTHCD: 083428

CHIP REFID: 223808167656 03/30/23 12:14:53

\*PIN Verified

TRACE: 00519563

PURCHASE	CASH BACK	TOTAL DEBIT
179.06	0.00	179.06

APL: US DEBIT TUR: 6080048000

AID: A0000000980840 ISI: 6800

STORE: 2238 TERMINAL: 08 03/30/23 12:16:39

# OF ITEMS PURCHASED: 27

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JEFF BEESING

LOVE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* YOUR ID #083524 223890 890438 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\*\*\*\*\*

STORE: 2238 TERMINAL: 08 03/30/23 12:16:39

**Final Details for Order #114-2780398-5253015**  
[Print this page for your records.](#)

**Order Placed:** March 31, 2023  
**Amazon.com order number:** 114-2780398-5253015  
**Order Total:** \$52.95

**Shipped on March 31, 2023****Items Ordered**

	Price
1 of: <i>bagmad 50 Pack Sturdy Small White Gift Paper Bags with Handles Bulk, Kraft Bags 5.25x3.25x8 inch, Craft Grocery Shopping Retail Party Favors Wedding Bags Sacks (White, 50pcs)</i>	\$16.99
Sold by: paper bag expert ( <a href="#">seller profile</a> )   Product question? <a href="#">Ask Seller</a>	
Condition: New	
2 of: <i>FUNZBO Arts and Crafts Supplies for Kids - Craft Art Supply Kit for Toddlers Age 4 5 6 7 8 9 - All in One D.I.Y. Crafting Collage Arts Set for Kids (X-Large)</i>	\$17.98
Sold by: FunzBo ( <a href="#">seller profile</a> )   Product question? <a href="#">Ask Seller</a>	
Condition: New	

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**

Rush Shipping

**Payment information****Payment Method:**

Visa | Last digits:

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Credit Card transactions**

Item(s) Subtotal:	\$52.95
Shipping & Handling:	\$2.99
Free Shipping:	-----
Total before tax:	\$52.95
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$52.95</b>

Visa ending in 6880: March 31, 2023: \$52.95

To view the status of your order, return to [Order Summary](#).

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## Final Details for Order #114-0515415-3109867

[Print this page for your records.](#)

Order Placed: March 31, 2023

Amazon.com order number: 114-0515415-3109867

Order Total: \$11.95

Shipped on April 1, 2023

## Items Ordered

1 of: Labeol Easter Tablecloth, 3 PCS Easter Colorful Eggs Tablecloth, 108 x 54 Inch Disposable Vinyl Rectangle Easter Tablecloth, Easter Decorations for Picnic **Price**  
Home Kitchen Dining Easter Party Supplies \$11.95  
Sold by: TooToys ([seller profile](#))

Condition: New

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

Standard Shipping

## Payment information

## Payment Method:

Visa | Last digits: 

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

## Credit Card transactions

Item(s) Subtotal: \$11.95  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$11.95  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$11.95**

Visa ending in 6880: April 1, 2023: \$11.95

To view the status of your order, return to [Order Summary](#).

Give us feedback @ survey.walmart.com  
Thank you! ID #:7SHLDTBPUN7

**Walmart**

013-949-4238 Mgr: SHANE  
1575 LAND O LAKES BLVD  
LUTZ FL 33549

ST# 00988	OP# 006201	TE# 21	TR# 06434
SUPREME SUB	068113143367	F	7.47 0
CBR DELI SUB	068113143368	F	7.47 0
SUPREME SUB	068113143367	F	7.47 0
FRUIT TRAY	068113118022	F	12.97 0
16Z CB CKR	002100005791	F	8.48 0
ARTISAN WRAP	070853129811	F	15.98 0
HAC SALAD	007874213231	F	4.67 0
HMLPPSLHCHS	003760033067	F	13.98 0
MUST POT SAL	007874213230	F	4.67 0
18CT CHZ HIX	002840067945	F	10.98 0
SWEET TEA	007874208294	F	2.98 0
YOGURT PRETZ	019434604973	F	6.47 0
SBR ORG JRKY	004750001981	F	4.38 0
FCH STRING	004171623221	F	8.78 0
GV UOV SHRP	007874209288	F	2.57 0
GV UOV CHED	007874201469	F	2.57 0
GV 10 PLT	007874234931		14.98 0
	SUBTOTAL		136.87
GV 10 PLT	007874234931		14.98 0
SP VEGGIE SE	082951530203	F	5.94 0
REESES	003400011487	F	3.48 0
SPRING FLAG	080194681602		5.00 0
DECOR	001443415481		14.98 0
CANDY BAR	003400000203	F	2.12 0
KING SIZE	003400000229	F	2.12 0
PAYDY KING	001070080727	F	2.12 0
MY TOAST	007045900573	F	3.72 0
150Z THINS	078113871515	F	3.38 0
RAO S TB 32Z	074747900115	F	8.52 0
GUPARM16	007874201510	F	5.48 0
DIP	002840021573	F	4.42 0
SALSA MILD	085114600262	F	3.43 0
DONUTS	020069650397	F	3.97 0
20.5Z HITZ	004400005824	F	4.68 0
HOME SWEET H	080194646034		5.00 0
HOME SWEET H	080194646034		5.00 0
STATIC CLING	019661003230		1.98 0
BOUNTY NAP	003700034885		3.17 0
NAPKIN	004200035329		4.36 0
TOST QUESO	002840007098	F	4.42 0
SUN DRY TON	007321400607	F	4.14 0
GV WHIPTOP	007874201709	F	3.48 0
GAIN FLINGS	003077202479		27.24 0
DOUNY	003700068674		15.94 0
FRZN2 PLSHST	001325372063		19.98 0
BUNNY CANE	004000048946	F	2.00 0
BUNNY CANE	004000048946	F	2.00 0
BUNNY CANE	004000048946	F	2.00 0
BUNNY CANE	004000048946	F	2.00 0
BUNNY CANE	004000048946	F	2.00 0
BUNNY CANE	004000048946	F	2.00 0
SHARPLE SGE	007164118861		5.53 0
ENERGEL BLUE	007251226587		2.97 0
RNBWHI TTEST	001325364142		16.98 0
JW ACT EGG	002911640276		11.98 0
CHOC COOKIE	068113141171	F	5.87 0
CFA SAUCE	007020079005	F	3.98 0

SUBTOTAL 379.23

TOTAL 379.23

DEBIT TEND 379.23

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

379.23 TOTAL PURCHASE

US DEBIT \*\*\*\* \* I 0

REF # 309000094263

NETWORK ID. 0056 APPR CODE 000541

US DEBIT

AID A0000000980840

TC 3BFFCA595F02C377

\*Pin Verified

TERMINAL # MX338931

03/31/23 16:27:27

# ITEMS SOLD 56

TC# 4279 3649 2716 5445 6879 9



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**Final Details for Order #114-7892361-8407454**  
Print this page for your records.

**Order Placed:** March 31, 2023  
**Amazon.com order number:** 114-7892361-8407454  
**Order Total:** \$46.99

**Shipped on April 1, 2023**

**Items Ordered**

	Price
1 of: Joiedomi 7.5 ft Long Easter Inflatable Eggs with Build-in LEDs, Colorful Blow Up Easter Egg Inflatable Decoration for Easter Holiday Party Indoor, Outdoor, Yard, Garden, Lawn Decor Sold by: JoyinDirect ( <a href="#">seller profile</a> )	\$46.99
Condition: New	

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits:

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Credit Card transactions**

Item(s) Subtotal:	\$46.99
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$46.99
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$46.99</b>

Visa ending in 6880: April 1, 2023: \$46.99

To view the status of your order, return to [Order Summary](#).



**Concord Station CDD  
Debit Card  
For the Month**

April-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec
				Vehicle Maintenance	Operations Main & Repair	Special Events
				57200-4660	57200-4705	57400-4775
Date	Vendor Name	Description	Amount			
4/4/2023	Wawa	Gas for Tanks power tools, mule. Etc.	(30.68)	(30.68)		
4/4/2023	Amazon	Gift Cards for Family Game Night, Easter Event	(30.00)			(30.00)
4/5/2023	Walmart	Candy and Supplies for Easter Event	(284.18)			(284.18)
4/6/2023	Walmart	Snacks, Food and Drinks for Easter Event	(267.74)			(267.74)
4/6/2023	Walmart	Crafts Supplies for Easter Event	(168.40)			(168.40)
4/7/2023	Publix	Coffee Items for Lobby	(29.76)		(29.76)	
4/6/2023	Amazon	Replacement Vents for Clubhouse, Aluminum	(134.90)		(134.90)	
4/6/2023	Amazon	Replacement Vents for Clubhouse	(160.90)		(160.90)	
4/8/2023	Lowe's	Fittings for sink, replacement hose, maintenance	(66.63)		(66.63)	
	<b>TOTAL</b>	001-10201	<b>(1,173.19)</b>	<b>(30.68)</b>	<b>(392.19)</b>	<b>(750.32)</b>

DM Approval: Debby Wallace

Date: 4/12/2023



Welcome to Wawa #5267

Phone: 813-649-3544

25155 Maren Way

Land O Lakes, FL 34639

4/4/2023

5:36:24 PM

Register #11

Trx #

5333822

Customer Copy / Duplicated Receipt

Total: \$35.00

Qty

Term: XXXXXXXXX

Appr: 100563

Seq#: 020452

Pre-Pay Pump #16 \$35.00

Sub-Total:

\$35.00

Tax:

\$0.00

Total:

\$35.00

Debit:

\$35.00

Change:

\$0.00

Capture

Debit

XXXXXXXXXXXX

Chip Read

USD\$ 30.68

US DEBIT

Mode: Issuer

AID: A0000000980840

TVR: 8000048000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

3853CC879E56AC94

04/04/2023 17:36:20

Verified by PIN

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

\*\*\*\*\*

\* YOUR OPINION MATTERS! \*

\* Tell us about your experience at \*

\* www.MyWawaVisit.com \*

\* Take our survey for a chance to win \*

\* Free Hoagies for a year (1 per week) \*

\* or Wawa sway basket & \$25 gift card \*

\* Disponible en Espanol \*

\*\*\*\*\*

\* Survey Code: 3383822 \*

\* Store Number: 05267 \*

\*\*\*\*\*

Please respond within 5 days

**Final Details for Order #442-992747-062693**

[Print this page for your records.](#)

Order Placed: April 4, 2023  
Amazon.com order number: 442-992747-062693  
Order Total: \$30.00

**Shipped on April 5, 2023**

**Items Ordered**

1 of: *Starbucks Gift Cards, Multipack of 3*  
Sold by: Wayssé-US ([seller profile](#))

Condition: New

**Price**  
\$30.00

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Visa | Last digits:  
Gift Card

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

Item(s) Subtotal:	\$30.00
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$30.00
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$30.00</b>

To view the status of your order, return to [Order Summary](#).

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #: 7SHV36BPR07

Walmart 

813-949-4238 Mgr: SHANE  
1575 LAND O LAKES BLVD  
LUTZ FL 33549

[illegible]

EFT DEBIT  
 284.18 TOTAL PURCHASE  
 US DEBIT \*\*\* \*\* I 0  
 REF # 309500246157  
 NETWORK ID. 0056 APPN CODE 122120  
 US DEBIT  
 AID A00000000980840  
 TC D01819BCEAEFA2F5  
 \*Pin Verified  
 TERMINAL # NK651325

04/05/23 13:59:39

TC# 2931 7208 9604 7077 4061 8

**Walmart**  
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Thank you! ID N:7SHU70BPVKB

813-949-4238 Mgr: SHANE  
1575 LAND O LAKES BLVD  
LUTZ FL 33549

EFT DEBIT 267.74 US DEBIT REF # 909600045656 CHANGE DUE PAY FROM PRIMARY PURCHASE \*\*\* \*\* \*\* I 0

US DEBIT  
AID 00000000980040  
TC 158EC980854234A

04/06/23 15:38:01

TCN 4030 3407 2834 9209 5785 7



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Scan for free 30-day trial

04/06/23 15:39:46

Give us feedback @ survey.walmart.com  
Thank you! ID #: 7SHU73BPVHP

**Walmart\***

813-949-4238 Mgr: SHANE  
1575 LAND O LAKES BLVD  
LUTZ FL 33549

ST# 00988	OP# 005643	TE# 29	TR# 06293
MARS CHOC/SU	004000055982	F	16.98 0
EASTER ASST	003400047989	F	16.98 0
MXD ESTR BAG	004000057951	F	16.98 0
HERSHEYS	003400099780	F	16.98 0
PG 2 RT BEL	081352802532		0.94 0
TABLECOVER	001117956267		2.63 0
TABLECOVER	001117956267		2.63 0
TABLECOVER	001117957667		2.63 0
60 9 PHV P	007874234927		5.18 0
EASTER KIT	003993896849		3.98 0
2PK STAKE HW	019661002954		1.24 0
2PK STAKE SP	019661002956		1.24 0
HH FUZZYSTICK	019435613244		0.82 0
HH FUZZYSTICK	019435613243		0.82 0
HH FUZZYSTICK	019435613243		0.82 0
HH FUZZYSTICK	019435613243		0.82 0
HH FUZZYSTICK	019435613243		0.82 0
8IN HU	489415211575		0.97 0
8IN HU	489415211575		0.97 0
8IN HU	489415211575		0.97 0
8IN HU	489415211575		0.97 0
8IN HU	489415211575		0.97 0
8IN HU	489415211575		0.97 0
8IN HU	489415211575		0.97 0
CARDSTOCK	076546861187		5.48 0
CARDSTOCK	076546861187		5.48 0
TRACING STRP	001117988659		0.97 0
TRACING STRP	001117988659		0.97 0
TRACING STRP	001117988659		0.97 0
TRACING STRP	001117988659		0.97 0
TRACING STRP	001117988659		0.97 0
4 PUZZLECUBE	088653663290		2.00 0
4 PUZZLECUBE	088653663290		2.00 0
4 PUZZLECUBE	088653663290		2.00 0
4 PUZZLECUBE	088653663290		2.00 0
SIKO SUNFLOR	001553673410		1.07 0
UTR CLR STKR	001553679546		1.07 0
UTR CLR STKR	001553679546		1.07 0
UTR CLR STKR	001553679546		1.07 0
UTR CLR STKR	001553679546		1.07 0
UTR CLR STKR	001553679546		1.07 0
MLTI TRI BAG	007089627191		2.62 0
MLTI TRI BAG	007089627191		2.62 0
MLTI TRI BAG	007089627191		2.62 0
HH FUZZYSTICK	019435613244		0.82 0
HH WOOD EGG	019435621401		1.27 0
HH SHAPE	019435618383		1.27 0
HH SHAPE	019435618383		1.27 0
HH WOOD EGG	019435621401		1.27 0
HH WDSHP	019435609057		0.67 0
HH WDSHP	019435609057		0.67 0
HH WDSHP	019435609057		0.67 0
HH WDSHP	019435609057		0.67 0
HH WDSHP	019435609057		0.67 0
5X5 SGN HELL	019661002944		3.48 0
DECOR	001443416073		2.98 0
DECOR	001443416074		2.98 0
HN TUB NEON	019164812239		12.34 0

SUBTOTAL 168.40

TOTAL 168.40

DEBIT TEND 168.40

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

168.40 TOTAL PURCHASE

US DEBIT \*\*\* \*\* I 0

REF # 309600196750

NETWORK ID. 0056 APPR CODE 003395

US DEBIT

AID A0000000980040

TC 32E2BCC32D86840D

\*Pin Verified

TERMINAL # MX856944

04/06/23 12:33:48

# ITEMS SOLD 58

TCN 2192 9066 0490 8148 3648 6

**Walmart\***

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# Publix

The Shoppes at Sunlake Centre  
18901 State Road 54  
Fort, FL 33556  
Store Manager: David Jones  
813-948-1275



1219 47N 084 181

IN/DE SWEET CREAM	3.29	F
IN/DE 1/2 NAT CRM	3.29	F
IN/DE FR VAN CREA	3.29	F
DONUT 1/2C 1cuz	6.59	F
DONUT 1/2C 1cuz	6.59	F
Promotion	-6.59	F
PUBLIX MILK WHOLE	3.54	F
CH DASH H VANILLA	4.40	F
CM DASH H	4.40	F
PUBLIX PRIMA BATES	0.90	F

Order Total	29.76
Sales Tax	0.00
Grand Total	29.76
Debit Payment	29.76
Change	0.00

Savings Summary  
Special Price Savings 6.59  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 6.59 \*  
\*\*\*\*\*

Receipt ID: 1219 47N 084 181

PRI 1101  
Trace #: 087590  
Reference #: 0525130226  
Acct #: XXXXXXXXXX  
Debit purchase FROM CHECKING  
Amount: \$29.76  
Auth #: 010675

DEBIT 483 PURCHASE  
A000000900040 US DEBIT  
Entry Method: Chip Read  
Made: Issuer PIN Verified

Your cashier was David M.

04/07/2012 10:50 51219 R106 4181 00281

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

**Final Details for Order #112-776522-2263243**  
Print this page for your records.

Order Placed: April 6, 2023  
Amazon.com order number: 112-776522-2263243  
Order Total: \$134.90

**Shipped on April 6, 2023****Items Ordered**

1 of: TAPEBEAR Aluminum Foil Tape, Aluminum Air Duct Tape, Withstand 80°C to 100°C, Heat Resistant Tape Insulation Tape for HVAC, Sealing & Patching, Metal Repair, 1.88inch x 70yard, 2Rolls Sold by: Amazon, Inc. (seller profile)	Price \$28.95
2 of: QUICK CONNECT HT-2X2-SPL10 Lay-in Supply, White Sold by: Amazon, Inc. (seller profile)	\$100.00

Condition: New

Condition: New

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States

**Shipping Speed:**

Rush Shipping

**Payment information****Payment Method:**

Visa | Last digits:

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Credit Card transactions**

Item(s) Subtotal: \$128.95  
Shipping & Handling: \$5.95

-----  
Total before tax: \$134.90  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$134.90**

Visa ending in 6880: April 6, 2023: \$134.90

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Final Details for Order #112-634363-5562895  
[Print this page for your records.](#)

Order Placed: April 6, 2023  
Amazon.com order number: 112-634363-5562895  
Order Total: \$160.90

Shipped on April 6, 2023

Items Ordered  
3 of: QUICK CONNECT HT-2X2-SPL10 Lay-in Supply, White  
Sold by: Amazon, Inc. (seller profile)

Price  
\$50.00

Shipping Address:  
Michael Spedel  
18636 MENTMORE BLVD,  
LAND O LAKES, FL 34638  
United States

Shipping Speed:  
Std Shipping

Payment information

Payment Method:  
Visa | Last digits:

Billing address  
Michael Spedel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

Credit Card transactions

Item(s) Subtotal: \$150.00  
Shipping & Handling: \$10.90  
Total before tax: \$160.90  
Estimated tax to be collected: \$0.00  
Grand Total:\$160.90

Visa ending in 6880: April 6, 2023:\$160.90

To view the status of your order, return to [Order Summary](#).



LOVE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238HHH 476H519 TRANS#: 8993201 04-08-23

34551 HARD BRZ 15-PACK BLADE SC	5.98
167200 1/2-IN GRV FNPT CPLNG(+52	1.29
755514 HM 6MMX10MM 2 MTRC PN PH	2.48
194480 1/2X 12-IN CUTOFF RISER(+	0.98
267965 BHK 75-LB SCREW-IN BIKE H	15.92
4 @	3.98
698428 ZERO-G 50-FT WATER HOSE	39.98
*MINIMUM RETAIL PRICE APPLIED TO THIS ITEM*	

SUBTOTAL:	66.63
TAX:	0.00
INVOICE 08/34 TOTAL:	66.63
DEBIT:	66.63

DEBIT: XXXXXXXXXXXX AMOUNT:66.63 AUTHCD: 005960

CHIP REFID:223808170533 04/08/23 18:32:50

\*PIN Verified

TRACE: 00408283

PURCHASE	CASH BACK	TOTAL DEBIT
66.63	0.00	66.63

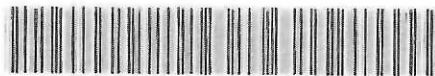
APL: US DEBIT TVR: 0080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 08 04/08/23 18:33:21

# OF ITEMS PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOVES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JEFF BEESTING

LOVE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.loves.com/survey](http://www.loves.com/survey) \*

\* Y O U R I D #087347 223860 985636 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOTE WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.loves.com/survey](http://www.loves.com/survey) \*

\*\*\*\*\*

**Concord Station CDD  
Debit Card  
For the Month**

April-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Vehicle Maintenance	Operations Main & Repair	Special Events	Athletic Court/Fiel d/Playgrou nd Maintenan
				57200-4660	57200-4705	57400-4775	57200-4764
Date	Vendor Name	Description	Amount				
3/24/2023	Walmart	Food and Supplies	(254.63)			(254.63)	
4/7/2023	Walmart	Refund Sales Tax - Food and Supplies	2.68			2.68	
3/30/2023	Amazon	Return - Storage tubs for Clubhouse	77.70		77.70		
4/11/2023	7 eleven	Fuel for mule 5 gal canisters , small cans	(40.00)	(40.00)			
4/12/2023	Amazon	Exit Sign Replacements (6) Clubhouse	(149.99)		(149.99)		
4/12/2023	Amazon	Zip Ties / Tennis Courts	(56.97)				(56.97)
4/12/2023	Amazon	Water Filter for Fridge Ice Machine	(41.99)		(41.99)		
4/13/2023	Amazon	Kids Pool Cues	(29.99)		(29.99)		
4/13/2023	Amazon	Billard Pool Cue Chalk	(6.98)		(6.98)		
4/14/2023	Publix	Food and Supplies for Game night	(60.96)			(60.96)	
4/14/2023	Amazon	Kutol Foaming Handsoap	(63.70)		(63.70)		
4/19/2023	Amazon	Dust Cover for Coffee Bar (Lobby)	(25.99)		(25.99)		
4/19/2023	Amazon	Billard Ball Sets, Cue Stick Rack	(138.85)		(138.85)		
4/19/2023	Amazon	Supply crate for condiments, extenstion cord, billard	(81.11)		(81.11)		
	<b>TOTAL</b>	001-10201	<b>(870.78)</b>	<b>(40.00)</b>	<b>(460.90)</b>	<b>(312.91)</b>	<b>(56.97)</b>

DM Approval:

*Debby Wallace*

Date:

4/26/2023

ST# 0988 OP# 00006201 TE# 27 TR# 06741			
GATOR AS ORG	005200012937SF	7.54	AD
SPRITE	004900001938SF	12.78	AD
POP-TARTS	003800022122SF	12.88	H
COOKIE	007641090403SF	6.98	H
CRACKERS	007641090201SF	6.98	H
OREO GLTN FR	004400007298SF	4.58	HD
TATE GF CC	081029100108SF	5.78	HD
AE ELMO 32PK	007630187040SF	10.48	HD
RSE FOOTBALL	003400047469SF	0.80	A
RSE FOOTBALL	003400047469SF	0.80	A
RSE FOOTBALL	003400047469SF	0.80	A
RSE FOOTBALL	003400047469SF	0.80	A
RSE FOOTBALL	003400047469SF	0.80	A
RSE FOOTBALL	003400047469SF	0.80	A
RSE FOOTBALL	003400047469SF	0.80	A
RSE FOOTBALL	003400047469SF	0.80	A
NJ BLUE MACH	008259272715SF	3.34	HD
NJ MGHTY BRY	008259201160SF	3.34	HD
26Z CA CHE	004400005875SF	5.98	HD
CHWY VP 48CT	003000031770SF	9.98	HD
OEPINN5.5OZ	001600019348SF	3.48	H
TAKIS GUAC	075752802644SF	3.78	HD
CHIFLES STRP	007102600230SF	7.48	H
OEPQUE 5.5OZ	001600019346SF	3.48	H
CHIFLES STRP	007102600230SF	7.48	H
** VOIDED ENTRY **			
CHIFLES STRP	007102600230SF	7.48	H
CI ORIG FAM	002410044070SF	5.78	H
CI ORIG FAM	002410044070SF	5.78	H
MSFS REESES	007225002061SF	3.48	HD
DPD PRTZL PG	003400021461SF	2.54	HD
DPD PRTZL PG	003400021461SF	2.54	HD
NJ BLUE MACH	008259272715SF	3.34	HD
NJ BLUE MACH	008259272715SF	3.34	HD
PRETZELS	007797509468SF	4.98	HD
PRETZELS	007797509469SF	4.98	HD
PRETZELS	007797509470SF	4.98	H
CM KHLA CRM	005000033660SF	4.26	H
FR VAN CREMR	004127102564SF	3.77	H
PO COFCK CRM	004410019076SF	3.98	H
TATE CNUT CR	081029100176SF	5.78	HD
30OZ CARTON	001410009655SF	7.98	H
GV MM CC10CT	007874202241SF	5.48	H
NG VRTY 32CT	003800027744SF	11.92	HD
UNICORN CAKE	002430004534SF	2.58	HD
GV MM CC10CT	007874202241SF	5.48	H
UNICORN CAKE	002430004534SF	2.58	HD
BANANA PUDD	081861101010SF	10.88	H
GRANOLA	002430003107SF	2.92	HD
PNUT BTTR BR	002430004128SF	2.58	H
CHEETOS	002840033453SF	4.38	H
CHEETOS	002840033453SF	4.38	H
CHEETOS	002840033453SF	4.38	H
FUN POPS	007104120360SF	2.98	AD
FUN POPS	007104120360SF	2.98	AD
FUN POPS	007104120360SF	2.98	AD
YOO HOO	007235000001SF	3.48	AD
SUBTOTAL		251.95	

EMV TENDER APPROVED ONLINE # 023773  
CAMT 000000025463  
US DEBIT  
AID A0000000980840  
ICC 0840 en  
TVR 8080048000 CVMR 420000 ARC Z3  
TC D2A12C6D8FC00C50  
ATC 0067 UP# 484B0E29 TSI 6800  
TERMINAL # 283966822  
\*Pin Verified  
ACCOUNT NUMBER: 6880  
BIN 403623

SALES TAX	1	2.68
TOTAL		254.63
DEBIT TEND		254.63
CHANGE DUE		0.00
EFT DEBIT	PAY FROM PRIMARY	
254.63	TOTAL PURCHASE	
US DEBIT	**** * I	0
403623*****		

EXPIRATION DATE 2511  
REF # 308300664743  
NETWORK ID. 0076 APPR CODE 023773  
TERMINAL # MX966822  
03/24/23 15:44:39

\*\*\*SURVEY OFFERED\*\*\*

TC# 7987 4761 0527 1881 2056 3  
03/24/23 15:44:46



Thanks for banking with us.

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Register for online banking  
at Truist.com.

PD 04/07/2023 09:58 # 3  
CD 04/07/2023 506 8551235 0004

Commercial Deposit

\$2.68

Chk/Sav/MMA

XXXXXX

All deposits are subject to verification  
and collection from the issuing bank.

Building a better banking experience for  
you.

Visit Truist.com or call  
844.4TRUIST(844.487.8478).



**Final Details for Order #114-2202907-4145812**  
Print this page for your records.

Order Placed: March 14, 2023  
Amazon.com order number: 114-2202907-4145812  
Order Total: \$77.70

**Shipped on March 14, 2023**

**Items Ordered**

1 of: Rubbermaid Commercial Products Brute Tote Storage Container With Lid, 20- Gallon, Gray (FG9S3100GRAY)  
Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

MICHAEL SPEIDEL  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States

**Shipping Speed:**

FREE Delivery

**Price**  
\$38.85

**Shipped on March 14, 2023**

**Items Ordered**

1 of: Rubbermaid Commercial Products Brute Tote Storage Container With Lid, 20- Gallon, Gray (FG9S3100GRAY)  
Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

MICHAEL SPEIDEL  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States

**Shipping Speed:**

FREE Delivery

**Price**  
\$38.85

**Payment information**

**Payment Method:**

Visa | Last digits:

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Credit Card transactions**

Item(s) Subtotal: \$77.70  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$77.70  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$77.70**

Visa ending in 6880: March 14, 2023: \$77.70

To view the status of your order, return to [Order Summary](#).

Order Details

Ordered on March 14, 2023    Order# 114-2202907-4145812

[View or Print invoice](#)

Shipping Address

Michael Speidel  
18636 Mentmore Blvd.  
LAND O LAKES, FL 34639  
United States

Payment Method

VISA \*\*\*\*

Order Summary

Item(s) Subtotal:	\$77.70
Shipping & Handling:	\$0.00
Total before tax:	\$77.70
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$77.70</b>
<b>Refund Total</b> ▾	<b>\$77.70</b>

▾ Transactions

2 Shipments

Refund issued

A refund will appear on your original payment method in 2-4 business days. When will I get my refund? ▾



Rubbermaid Commercial Products Brute Tote Storage Container With Lid, 20-Gallon, Gray (FG9S31 00GRAY)

Sold by: Amazon.com Services LLC

\$38.85

Condition: New

@ Buy it again

Refund for this return ▾ \$38.85

[Archive order](#)

Refund issued

A refund will appear on your original payment method in 2-4 business days. When will I get my refund? ▾



Rubbermaid Commercial Products Brute Tote Storage Container With Lid, 20-Gallon, Gray (FG9S31 00GRAY)

Sold by: Amazon.com Services LLC

\$38.85

Condition: New

@ Buy it again

Refund for this return ▾ \$38.85

[Archive order](#)

## Mar-23

[illegible]

Receipts Attached.

Signature / Date

4/24/23

Final Details for Order #113-4544788-7648251  
[Print this page for your records.](#)

Order Placed: April 12, 2023  
Amazon.com order number: 113-4544788-7648251  
Order Total: \$149.99

Shipped on April 13, 2023

Items Ordered	Price
1 of: <i>Ciata 6 Pcs. Ultra Bright Slim Rechargeable Indoor Exit Lights, Emergency Light Combo Sign Fixture Hardwired with Battery Powered Backup, Fire Exit Sign with Lights, Led Exit Signs with Battery Backup</i> Sold by: Ciata ( <a href="#">seller profile</a> )	\$149.99
Condition: New	

**Shipping Address:**  
Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**  
FREE Prime Delivery

Payment information

**Payment Method:**  
Visa | Last digits:

**Billing address**  
Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Credit Card transactions**

Item(s) Subtotal:	\$149.99
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$149.99
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$149.99</b>

Visa ending in 6880: April 13, 2023: \$149.99

To view the status of your order, return to [Order Summary](#).

Final Details for Order #113-0572626-9183434  
[Print this page for your records.](#)

Order Placed: April 12, 2023  
Amazon.com order number: 113-0572626-9183434  
Order Total: \$56.97

Shipped on April 12, 2023

Items Ordered	Price
3 of: Zip Ties Heavy Duty 12 Inch Actual 11.8 Inch Cable Ties Black Zip Tie 200 Packs Wire Ties 120LB Tensile Strength UV Resistant PA66 Nylon Zipties 0.3 inch Wide and 0.06 Inch Thick Sold by: LALAGOGO ( <a href="#">seller profile</a> )	\$18.99
Condition: New	

Shipping Address:  
Michael Speidel  
3047 SOTHEBY LN  
LAND O LAKES, FL 34639-4873  
United States

Shipping Speed:  
FREE Prime Delivery

Payment information

Payment Method:  
Visa | Last digits:

Billing address  
Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

Credit Card transactions

Item(s) Subtotal:	\$56.97
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$56.97
Estimated tax to be collected:	\$0.00
-----	
Grand Total:	\$56.97

Visa ending in 6880: April 12, 2023: \$56.97

To view the status of your order, return to [Order Summary](#).



## Final Details for Order #113-5341257-5737840

[Print this page for your records.](#)

Order Placed: April 12, 2023

Amazon.com order number: 113-5341257-5737840

Order Total: \$41.99

Shipped on April 13, 2023

## Items Ordered

1 of: Maxblue RPWFE (with CHIP) NSF 401 Certified Refrigerator Water Filter, Replacement for GE® RPWFE, RPWF, WSG-4, WF277, GFE28GMKES, PFE28KBLTS, GFD28GSLSS, PWE23KSKSS, GYE22HMKES, DFE28JSKSS

Sold by: WaterdropDirect ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

## Price

\$41.99

## Shipping Address:

Michael Speidel  
3047 SOTHEBY LN  
LAND O LAKES, FL 34639-4873  
United States

## Shipping Speed:

FREE Prime Delivery

## Payment information

## Payment Method:

Visa | Last digits:

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

## Credit Card transactions

Item(s) Subtotal: \$41.99

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$41.99

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$41.99**

Visa ending in 6880: April 13, 2023: \$41.99

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Final Details for Order #113-5212254-8737810  
[Print this page for your records.](#)

Order Placed: April 13, 2023  
Amazon.com order number: 113-5212254-8737810  
Order Total: \$29.99

Shipped on April 14, 2023

**Items Ordered**  
1 of: *HMQQ Pool cue/Billiards cue Stick (48" 2-Pieces, Children Pool Stick Set of 2, 13MM Leafter tip*  
Sold by: GREEN 006 ([seller profile](#))  
Condition: New

**Price**  
\$29.99

**Shipping Address:**  
Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**  
FREE Prime Delivery

Payment information

**Payment Method:**  
Visa | Last digits:

**Billing address**  
Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Credit Card transactions**

Item(s) Subtotal: \$29.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$29.99  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total:\$29.99**

Visa ending in 6880: April 14, 2023: \$29.99

To view the status of your order, return to [Order Summary](#).

Final Details for Order #113-9578332-5661060  
[Print this page for your records.](#)

Order Placed: April 13, 2023  
Amazon.com order number: 113-9578332-5661060  
Order Total: \$6.98

Shipped on April 14, 2023

**Items Ordered**  
1 of: *GSE Games & Sports Expert 12-Pack of Billiard/Pool Cue Chalks (Purple)*  
Sold by: Three-Wins Imports, LLC ([seller profile](#)) | Product question? [Ask Seller](#)  
Condition: New

**Price**  
\$6.98

**Shipping Address:**  
Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**  
Standard Shipping

Payment information

**Payment Method:**  
Visa | Last digits:

**Billing address**  
Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Credit Card transactions**

Item(s) Subtotal: \$6.98  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$6.98  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$6.98**

Visa ending in 6880: April 14, 2023: \$6.98

To view the status of your order, return to [Order Summary](#).

# Publix

The Shoppes at Sunlake Centre  
18901 State Road 54  
Lutz, FL 33558  
Store Manager: David Jones  
813-948-1275



1219 4EN 524 661

\*\*\*\*\*

RECALL TRANSACTION

TERMINAL: 108

TRANS NO: 8789

\*\*\*\*\*

PBX NEW YORK POT S	5.29	F
FRUIT SALAD MEDIUM	9.02	F
PBX MACARONI SALAD	5.29	F
PINWHEEL MINI PL	15.99	F
PEPSI ZERO	4.99	T F
SUGAR COOKIES 2 DZ	4.39	F
PBX PLTR CBNT0 M	15.99	F
TAX EXEMPT		

Order Total	60.96	
Grand Total	60.96	
Debit	Payment	60.96
Change	0.00	

TAX FORGIVEN 0.35

Receipt ID: 1219 4EN 524 661

PRESTO!

Trace #: 526577

Reference #: 0530496854

Acct #: XXXXXXXXXXXX

Debit Purchase FROM CHECKING

Amount: \$60.96

Auth #: 048121

DEBIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Darien

04/14/2023 15:22 S1219 R152 4661 C0404

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

7-ELEVEN

19677 STATE RD 54  
LUTZ FL 33558  
8134828488  
STORE#: 38299

D# 9 PREPAY	40.00
SUBTOTAL	40.00
TOTAL DUE	40.00
DEBIT	40.00
ACCT#: *****	
ACCT TYPE: DDA	
APPROVAL#: 079123	AUTH CODE: 0
APPROVAL TIME: 132142	
Maestro	
STORE#: 38299	
TERM#: 00073829901 08	
TERM SEQ#: 907039	
REF#: 97000 00 000 7	
AID: A0000000980840	
ENTRY: INSERT	
US DEBIT	
ARQC 3A8A6A9D6D01F14A	
PIN VERIFIED	
APPROVED	

THIS SALE HAS INCLUDED A FUEL PREPAY.  
CUSTOMER AGREES TO PAY THE ABOVE  
TOTAL AMOUNT ACCORDING TO THE CARD  
HOLDERS AGREEMENT  
LESS THE AMOUNT OF FUEL NOT PUMPED.  
IF THE FULL AMOUNT OF THE PREPAY WAS  
NOT PUMPED, OUR SALES ASSOCIATE WILL  
PRINT THE CORRECTED RECEIPT. PLEASE  
BEGIN PUMPING WITHIN 3 MINUTES OR SALE  
WILL CANCEL AND YOUR CARD WILL NOT BE  
CHARGED. IF YOU STILL DESIRE TO PUMP GAS  
YOUR CARD MUST BE RE-SWIPED.

T#01 0P03 TRN9670 04/11/2023 01:21 PM



Final Details for Order #113-9443656-2510620

**Paid By:** Concord Station Community CDD  
**Placed By:** Concord Station Clubhouse  
**Order Placed:** April 14, 2023  
**Amazon.com order number:** 113-9443656-2510620  
**Order Total:** \$63.70

Shipped on April 16, 2023	
<b>Items Ordered</b> 1 of: Kutol Health Guard 21310 Foaming Advanced Antibacterial Hand Soap, 1000 mL Refill Bag, Amber with Citrus Spice Scent (Pack of 4) Sold by: Amazon.com Condition: New	<b>Price</b> \$63.70
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States  <b>Shipping Speed:</b> FREE Shipping	Item(s) Subtotal: \$63.70 Shipping & Handling: \$11.23 Free Shipping: -\$11.23 ----- Total before tax: \$63.70 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$63.70</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits:	Item(s) Subtotal: \$63.70 Shipping & Handling: \$11.23 Promotion applied: -\$11.23 ----- Total before tax: \$63.70 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$63.70</b>
<b>Credit Card transactions</b>	Visa ending in 6880: April 17, 2023: \$63.70

To view the status of your order, return to [Order Summary](#).





Final Details for Order #112-3133564-6967439

**Paid By:** Concord Station Community CDD  
**Placed By:** Concord Station Clubhouse  
**Order Placed:** April 19, 2023  
**Amazon.com order number:** 112-3133564-6967439  
**Seller's order number:** 13297866  
**Order Total:** \$25.99

Shipped on April 20, 2023	
<b>Items Ordered</b> 1 Of: Covermates Keepsakes - Rectangular Appliance Cover - Dust Protection - Stain Resistant - Washable - Appliance Cover-Black Sold by: Coverstore ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$18.99
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States  <b>Shipping Speed:</b> Standard Shipping	Item(s) Subtotal: \$18.99 Shipping & Handling: \$7.00 ----- Total before tax: \$25.99 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$25.99</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits:	Item(s) Subtotal: \$18.99 Shipping & Handling: \$7.00 ----- Total before tax: \$25.99 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$25.99</b>
<b>Credit Card transactions</b>	Visa ending in 6880: April 20, 2023: \$25.99

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #335-995785-5612660  
[Print this page for your records.](#)

Order Placed: April 19, 2023  
Amazon.com order number: 335-995785-5612660  
Order Total: \$138.85

Shipped on April 19, 2023

Items Ordered	Price
1 of: <i>MyGift Wall Mounted Vintage Wood Pool Cue Stick Holder, Billiard Accessory Hanging Storage Rack for 6 Cues</i> <small>Sold by: Amazon, Inc. (<a href="#">seller profile</a>)</small>	\$28.95
Condition: New	
2 of: <i>Raguso Durable Billiard Ball Set Resin Billiard Ball American Style Professional Billiard Pool Ball Set for Bars</i> <small>Sold by: Amazon, Inc. (<a href="#">seller profile</a>)</small>	\$54.95
Condition: New	

Shipping Address:  
Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Shipping Speed:  
FREE Prime Delivery

Payment information

Payment Method:  
Visa | Last digits:

Billing address  
Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

Credit Card transactions

Item(s) Subtotal:	\$138.85
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$138.85
Estimated tax to be collected:	\$0.00
	-----
Grand Total:	\$138.85

Visa ending in 6880: April 19, 2023: \$138.85

To view the status of your order, return to [Order Summary](#).



Details for Order #112-5753643-4764203

**Paid By:** Concord Station Community CDD  
**Placed By:** Concord Station Clubhouse  
**Order Placed:** April 19, 2023  
**Amazon.com order number:** 112-5753643-4764203  
**Order Total:** \$81.11

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: 3 Sprouts Modern Folding Crate - Large - Light Gray Sold by: 3 Sprouts ( <a href="#">seller profile</a> ) Business Price Condition: New	\$18.04
1 of: Amazon Basics 3-Foot Extension Cord - 13 Amps, 125V - Black Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$7.09
1 of: Felson Pool Chalk Cubes   Pool Table Accessories for Table Billiards   Pool Cue Chalk & Storage Box   Red 12 Count (Pack of 1) Sold by: E-Brands ( <a href="#">seller profile</a> ) Condition: New	\$7.99
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States	
<b>Shipping Speed:</b> FREE Shipping	

Shipped on April 22, 2023	
<b>Items Ordered</b>	<b>Price</b>
1 of: HIJ Loalowe 18 Oz Professional Billiard Cue Sticks Hardwood 58" Canadian Maple Pool Queue Stick with 13mm Tip, 2-Piece, Set of 4 Sold by: YingQuan ( <a href="#">seller profile</a> ) Condition: New	\$47.99
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States	
<b>Shipping Speed:</b> FREE Shipping	
<b>Item(s) Subtotal:</b> \$47.99	
<b>Shipping &amp; Handling:</b> \$5.85	
<b>Free Shipping:</b> -\$5.85	
-----	
<b>Total before tax:</b> \$47.99	
<b>Sales Tax:</b> \$0.00	
-----	
<b>Total for This Shipment:</b> \$47.99	

		-----
Payment information		
<b>Payment Method:</b> Visa   Last digits:	Item(s) Subtotal:	\$81.11
	Shipping & Handling:	\$9.23
	Promotion applied:	-\$9.23
		-----
	Total before tax:	\$81.11
	<b>Estimated Tax:</b>	\$0.00
		-----
	<b>Grand Total:</b>	<b>\$81.11</b>

To view the status of your order, return to [Order Summary](#).

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DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Concord Station  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

Concord Station  
18636 Mentmore Blvd.  
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30550	03/31/2023	\$525.00	04/15/2023	Net 15	

P.O. NUMBER  
10486

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/28/2023	<b>Access/ Gate</b> OE-KEYFPK25 26bit Access Key Fobs  Card #'s: 54726-54750 qty. 50 54826-54900 qty. 50  FC:213	100	5.25	525.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$525.00**

**RECEIVED**  
03/31/23





DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Concord Station  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

Concord Station  
18636 Mentmore Blvd.  
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30653	04/21/2023	\$574.00	05/06/2023	Net 15	

**P.O. NUMBER**  
10525

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/14/2023	<b>Access/ Gate:Service</b> Reason for call: Install gate closer on basketball court and right entrance to playground.  Tech notes: 1. Installed basketball court closer and tested - OK. 2. Installed right playground gate closer.	1	125.00	125.00
04/14/2023	<b>Access/ Gate:Parts</b> TB200B Hydraulic Gate Closer for gates up to 125lbs	1	350.00	350.00
04/14/2023	TB100 Gate Closer with adjustable closing speed	1	99.00	99.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
\*\*Returned Checks will receive \$25 NSF Fee.  
\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$574.00**

**RECEIVED**  
04/21/23



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcsisecurity.com  
http://DCSIsecurity.com

# Invoice

**BILL TO**

Concord Station  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

Concord Station  
18636 Mentmore Blvd.  
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30627	04/20/2023	\$154.00	05/05/2023	Net 15	

P.O. NUMBER  
10501

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/21/2023	<b>Security Service</b> Reason for call: Check alarm - low battery.  Tech notes: 1. Checked keypad warning message - panel low battery. 2. Replaced the main panel back up battery and cleared message - OK.	1	125.00	125.00
03/21/2023	<b>Service:Parts</b> 125Amp 12V 5Amp Sealed Cell Battery	1	29.00	29.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$154.00**



DECORT ELECTRICAL SOLUTIONS, INC.  
867 W. Bloomingdale Ave., #6953  
Brandon, Florida 33511  
EC13009397  
813-690-2730  
jdecort.des@gmail.com

DeCort Electrical Solutions, Inc.

Concord Station CDD  
5844 Old Pasco Road, Suite 100, Wesley Chapel, FL  
Work at: see attached

4/18/2023

CO04182023

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
<b>SCOPE OF WORK</b>			
Lighting evaluation at monument signs			
See attached for scope of work and evaluation			
<b>LABOR</b>			
3/26/2023			
Master Elec. Labor (9:00 - 12:00)	4	\$150.00	\$600.00
Master Elec. Trip (60 minutes)	1	\$160.00	\$160.00
<b>MATERIALS</b>			
photo sensor	3	\$32.00	\$96.00
red wire nut	9	\$0.25	\$2.25
panel screw	1	\$0.25	\$0.25
<b>TOTAL</b>			<b>\$858.50</b>

THANK YOU FOR YOUR BUSINESS!

**RECEIVED**  
04/22/23



## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
-----------------	---

---

### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

---

### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
------	---------------------

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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Apr 11

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Feb 10 - Mar 10</b>		
Description	Quantity	Usage
50 MICRO II 3K UG	1	17 kWh
HPS UG RDWAY 9500L	60	2,520 kWh
<b>Total</b>	<b>61</b>	<b>2,537 kWh</b>

## Billing details - Lighting

<b>Billing Period - Feb 10 to Mar 10</b>	
Customer Charge	\$1.65
Energy Charge	
2,537.000 kWh @ 3.629c	92.07
Fuel Charge	
2,537.000 kWh @ 5.865c	148.80
Asset Securitization Charge	
2,537.000 kWh @ 0.051c	1.29
Fixture Charge	
50 MICRO II 3K UG	3.69
HPS UG RDWAY 9500L	340.80
Maintenance Charge	
50 MICRO II 3K UG	1.39
HPS UG RDWAY 9500L	110.40
Pole Charge	
CONCRETE, 30/35	
61 Pole(s) @ \$8.110	494.71
<b>Total Current Charges</b>	<b>\$1,194.80</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.86
Gross Receipts Tax	6.25
<b>Total Taxes</b>	<b>\$7.11</b>



Concord Station						
Duke Energy						
03/03/23-04/01/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	4/4/2023	\$91.90	3/27/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	4/4/2023	\$30.79	3/27/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	4/4/2023	\$430.23	3/27/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	4/4/2023	\$30.79	3/27/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	4/4/2023	\$75.73	3/27/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	4/4/2023	\$1,364.94	3/27/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	4/4/2023	\$34.60	3/27/2023	18661 State Road 54	53100	4301
9100 8844 9852	4/4/2023	\$74.24	3/27/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0087		\$0.00		0000 Trinity Cottage Drive Lites	53100	4307
9100 8845 0300	4/4/2023	\$30.79	3/27/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	4/4/2023	\$63.83	3/27/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	4/4/2023	\$31.79	3/27/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9022	4/4/2023	\$0.00	3/28/2023	10920 State Road 54 - Lights	53100	4307
9100 8847 9220	4/4/2023	\$30.79	3/27/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	4/5/2023	\$30.79	3/27/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	4/6/2023	\$84.47	3/27/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	4/6/2023	\$142.77	3/27/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	4/6/2023	\$30.79	3/27/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	4/6/2023	\$306.70	3/27/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	4/6/2023	\$30.79	3/27/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	4/6/2023	\$2,124.89	3/27/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	4/6/2023	\$30.79	3/27/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		<b>\$5,072.41</b>				

<b>53100</b>	4301	<b>\$1,121.56</b>	Entry Lights & Irrigation
<b>53100</b>	4307	<b>\$1,395.73</b>	Street Lights
<b>53100</b>	4304	<b>\$2,555.12</b>	Utilities Recreational Facilities
<b>Grand Total</b>		<b>\$5,072.41</b>	



duke-energy.com  
877.372.8477

Your Energy Use

Service address  
CONCORD STATION CDD  
3882 SUNLAKE BLVD SIGN  
SIGN IRRIG

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8844 8413



Thank you for your payment.

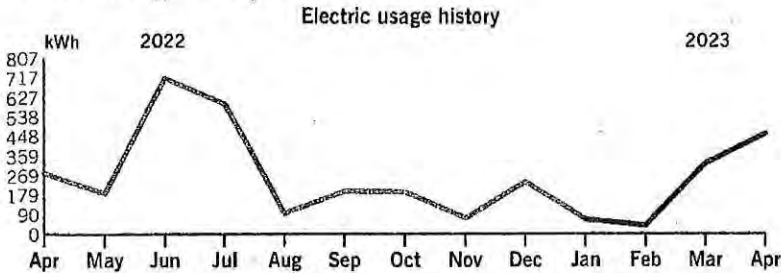
APR 10 2023

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Previous Amount Due \$67.32  
Payment Received Mar 14 -67.32  
Current Electric Charges 89.54  
Taxes 2.36  
Total Amount Due Apr 25 **\$91.90**

Your usage compared



Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	460	281	3,191	266
Avg. Daily (kWh)	15	9	9	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8844 8413

**\$91.90**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light  
Amount enclosed

001183 000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100884484130006600000000000000000919000000091900

fb.def:duke bills.20230403204933.85.afp-2365-000000013



duke-energy.com  
877.372.8477

Account number 9100 8844 8413

### Your usage summary - Continued

Current electric usage for meter number 4456641	
Actual reading on Apr 1	7803
Previous reading on Mar 3	- 7343
<hr/>	
Energy Used	460 kWh
Billed kWh	460.000 kWh

### Billing details - Electric

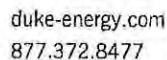
Billing Period - Mar 03 to Apr 01	
Meter - 4456641	
Customer Charge	\$15.55
Energy Charge	
460.000 kWh @ 10.278c	47.27
Fuel Charge	
460.000 kWh @ 5.630c	25.90
Asset Securitization Charge	
460.000 kWh @ 0.179c	0.82
<hr/>	
<b>Total Current Charges</b>	<b>\$89.54</b>

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	2.30
<hr/>	
<b>Total Taxes</b>	<b>\$2.36</b>




$$\frac{\partial}{\partial t} \left( \frac{1}{\rho} \right) + \frac{\partial}{\partial x} \left( \frac{v}{\rho} \right) = - \frac{1}{\rho^2} \left( \frac{\partial \rho}{\partial t} + v \frac{\partial \rho}{\partial x} \right) = - \frac{1}{\rho^2} \left( \frac{\partial \rho}{\partial t} + v \frac{\partial \rho}{\partial x} \right)$$

**Service address**  
CONCORD STATION CDD  
3444 TUCKERTON DR  
SIGN ENTRY

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8844 8629

Previous Amount Due	\$30.79
<i>Payment Received Mar 14</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>



Thank you for your payment.

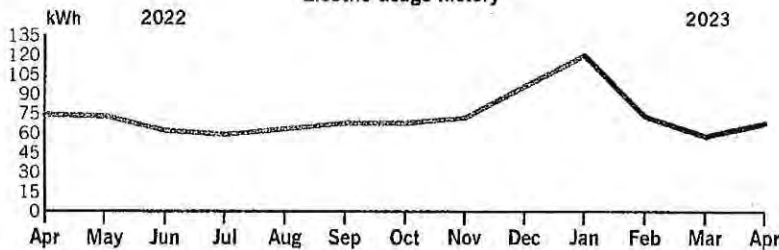
1. *Staphylococcus aureus*

APR 10 2023

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

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### Electric usage history



Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	68	74	880	73
Avg. Daily (kWh)	2	2	2	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8844 8629

**\$30.79**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

001195 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100884486290006600000000000000000307900000030790

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duke-energy.com  
877.372.8477

Account number 9100 8844 9448

### Billing Details - Charges continued

<b>Meter - 4475386</b>	
Customer Charge	\$15.55
Energy Charge	
20.000 kWh @ 10.278c	2.05
Fuel Charge	
20.000 kWh @ 5.630c	1.13
Asset Securitization Charge	
20.000 kWh @ 0.179c	0.04
Minimum Bill Adjustment	11.23
<b>Total Current Charges</b>	<b>\$30.00</b>

reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing Details - Taxes

Regulatory Assessment Fee	\$0.97
Gross Receipts Tax	15.28
<b>Total Taxes</b>	<b>\$16.25</b>





duke-energy.com  
877.372.8477

Your Energy Bill

**Service address**  
CONCORD STATION CDD  
18636 MENTMORE BLVD  
SPLASH

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number **9100 8844 8851**

### Billing summary

Previous Amount Due	\$302.43
Payment Received Mar 14	-302.43
Current Electric Charges	419.18
Taxes	11.05
<b>Total Amount Due Apr 25</b>	<b>\$430.23</b>



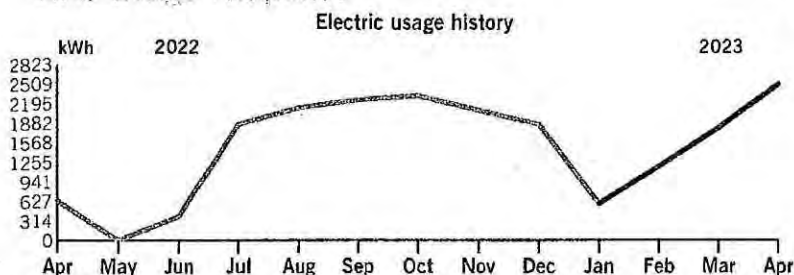
Thank you for your payment.

APR 10 2023

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

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### Your usage snapshot



### Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,509	641	19,004	1,584
Avg. Daily (kWh)	84	21	52	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



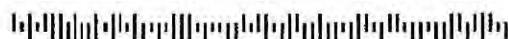
Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8844 8851**

**\$430.23**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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001181 000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

88910088448851000660000000000000004302300000430231





**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8844 8851**

**Your usage snapshot - Electricity**

**Current electric usage for meter number 1260698**

Actual reading on Apr 1	60163
Previous reading on Mar 3	- 57654
<hr/>	
Energy Used	2,509 kWh
Billed kWh	2,509.000 kWh

**Billing details - Electric**

**Billing Period - Mar 03 to Apr 01**

**Meter - 1260698**

Customer Charge	\$15.55
Energy Charge	
2,509.000 kWh @ 10.278c	257.88
Fuel Charge	
2,509.000 kWh @ 5.630c	141.26
Asset Securitization Charge	
2,509.000 kWh @ 0.179c	4.49
<hr/>	
<b>Total Current Charges</b>	<b>\$419.18</b>

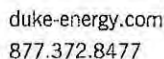
Your current rate is General Service Non-Demand Sec (GS-1).

**Billing details - Taxes**

Regulatory Assessment Fee	\$0.30
Gross Receipts Tax	10.75
<hr/>	
<b>Total Taxes</b>	<b>\$11.05</b>

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**Service address**  
CONCORD STATION CDD  
3869 SUNLAKE BLVD  
SIGN IRRIG

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8844 9084

Previous Amount Due	\$30.79
<i>Payment Received Mar 14</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>

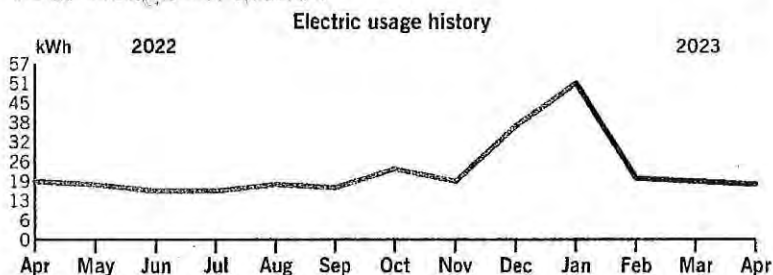


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

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APR 10 2023

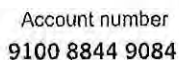
$$\frac{1}{2} = 0.50 \quad 0.50 \times 4 = 2.00 \quad 2.00 \times 2 = 4.00$$


Average temperature in degrees

74°	79°	82°	83°	83°	80°	73°	70°	63°	63°	68°	71°	77°
Current Month				Apr 2022		12-Month Usage		Avg Monthly Usage				
Electric (kWh)			18	19		272		23				
Avg. Daily (kWh)			1	1		1						
12-month usage based on most recent history												

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



**\$30.79**  
by Apr 25

After 90 days from bill date, a late charge will apply.

Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

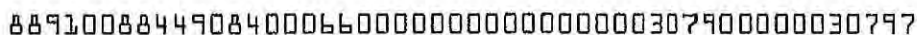
\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**1** **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20**

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PO Box 1094  
Charlotte, NC 28201-1094

001191 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390





duke-energy.com  
877.372.8477

Account number 9100 8844 9084

### Your usage - metered - Residential

#### Current electric usage for meter number 4454486

Actual reading on Apr 1	714
Previous reading on Mar 3	- 696
Energy Used	18 kWh
Billed kWh	18.000 kWh

### Billing details - Electric

#### Billing Period - Mar 03 to Apr 01

##### Meter - 4454486

Customer Charge	\$15.55
Energy Charge	
18.000 kWh @ 10.278c	1.84
Fuel Charge	
18.000 kWh @ 5.630c	1.01
Asset Securitization Charge	
18.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.57
<b>Total Current Charges</b>	<b>\$30.00</b>

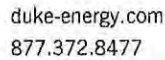
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<b>Total Taxes</b>	<b>\$0.79</b>





**Service address**  
CONCORD STATION CDD  
18636 MENTMORE BLVD  
MAINT

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8844 9266

Previous Amount Due	\$80.00
<i>Payment Received Mar 14</i>	-80.00
Current Electric Charges	73.79
Taxes	1.94
<b>Total Amount Due Apr 25</b>	<b>\$75.73</b>

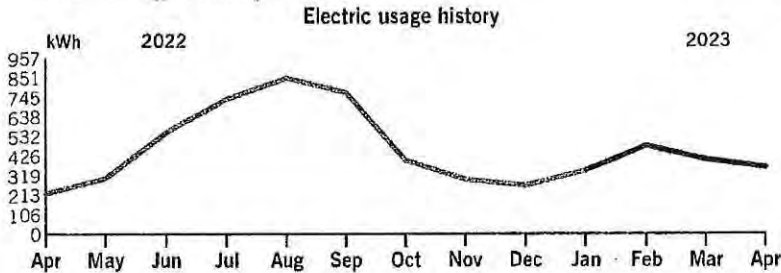
Thank you for your payment.

APR 10 2023

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THE UNIVERSITY OF CHICAGO



**Average temperature in degrees**

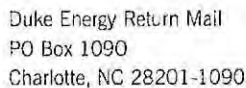
74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	362	222	5,773	481
Avg. Daily (kWh)	12	7	16	
12-month usage based on most recent history				

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**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.**

Please return this portion with your payment. Thank you for your business.



Account number  
9100 8844 9266

**\$75.73**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**12**

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Charlotte, NC 28201-1094

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CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390





**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8844 8629**

**Usage Summary - Current**

Current electric usage for meter number 4455659	
Actual reading on Apr 1	1923
Previous reading on Mar 3	- 1855
<hr/>	
Energy Used	68 kWh
Billed kWh	68.000 kWh

**Billing Details - Current**

Billing Period - Mar 03 to Apr 01	
Meter - 4455659	
Customer Charge	\$15.55
Energy Charge	
68.000 kWh @ 10.278c	6.98
Fuel Charge	
68.000 kWh @ 5.630c	3.83
Asset Securitization Charge	
68.000 kWh @ 0.179c	0.12
Minimum Bill Adjustment	3.52
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

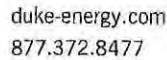
Your current rate is General Service Non-Demand Sec (GS-1).

**Billing Details - Taxes**

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>







**Service address**  
CONCORD STATION CDD  
18933 MENTMORE BLVD  
LITE

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8844 9448

Previous Amount Due	\$1,336.11
<i>Payment Received Mar 14</i>	-1,336.11
Current Electric Charges	30.00
Current Lighting Charges	1,318.69
Taxes	16.25
<b>Total Amount Due Apr 25</b>	<b>\$1,364.94</b>



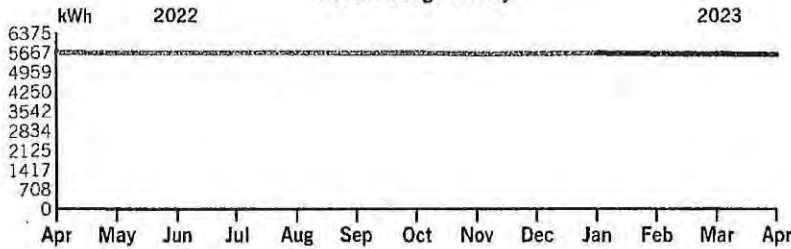
Thank you for your payment.

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APR 10 2023

### Electric usage history



**Average temperature in degrees**

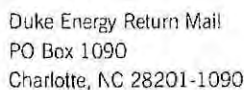
74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,605	5,667	67,683	5,640
Avg. Daily (kWh)	187	189	185	
12-month usage based on most recent history				

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Please return this portion with your payment. Thank you for your business.



Account number  
9100 8844 9448

**\$1,364.94**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

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Charlotte, NC 28201-1094

001193 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390







duke-energy.com  
877.372.8477

Account number 9100 8844 9448

### Your usage summary - Continued

#### Current electric usage for meter number 4475386

Actual reading on Apr 1 1398  
Previous reading on Mar 3 - 1378

Energy Used 20 kWh  
Billed kWh 20.000 kWh

#### Outdoor Lighting

##### Billing period Mar 03 - Apr 01

Description	Quantity	Usage
50 MICRO V 3K UG	1	17 kWh
SV RW 50000	24	4,056 kWh
SV RW 9500	29	1,218 kWh
SV MONTICELLO 9500L	6	294 kWh
<b>Total</b>	<b>60</b>	<b>5,585 kWh</b>

### Billing details - Lighting

#### Billing Period - Mar 03 to Apr 01

Customer Charge	\$1.65
Energy Charge	
5,585.000 kWh @ 4.784c	267.18
Fuel Charge	
5,585.000 kWh @ 5.270c	294.33
Asset Securitization Charge	
5,585.000 kWh @ 0.051c	2.85
Fixture Charge	
50 MICRO V 3K UG	3.69
SV RW 50000	138.96
SV MONTICELLO 9500L	75.54
SV RW 9500	117.16
Maintenance Charge	
SV RW 9500	53.36
SV MONTICELLO 9500L	11.04
SV RW 50000	44.88
50 MICRO V 3K UG	1.39
Pole Charge	
CONCRETE, 30/35	
30 Pole(s) @ \$8.110	243.30
16 SMOOTH DEC CNCRT/COLONIAL	
6 Pole(s) @ \$10.560	63.36
<b>Total Current Charges</b>	<b>\$1,318.69</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

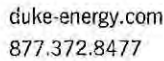


### Payment - Online

#### Billing Period - Mar 03 to Apr 01

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain

fb.def.duke.bills.20230403204933.85.afp-2387-000000013



Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

8891008844965400066000000000000000000346000000034607



**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8844 9654**

**Your usage compared - Continued**

Current electric usage for meter number 4451659	
Actual reading on Apr 1	2042
Previous reading on Mar 3	- 1929
<hr/>	
Energy Used	113 kWh
Billed kWh	113.000 kWh

**Billing Details - Electric**

Billing Period - Mar 03 to Apr 01	
Meter - 4451659	
Customer Charge	\$15.55
Energy Charge	
113.000 kWh @ 10.278c	11.61
Fuel Charge	
113.000 kWh @ 5.630c	6.36
Asset Securitization Charge	
113.000 kWh @ 0.179c	0.20
<hr/>	
<b>Total Current Charges</b>	<b>\$33.72</b>

Your current rate is General Service Non-Demand Sec (GS-1).

**Billing Details - Taxes**

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.86
<hr/>	
<b>Total Taxes</b>	<b>\$0.88</b>

fb.def.duke.bills.20230403204933.85 afp-2359-000000013





duke-energy.com  
877.372.8477

## Your Energy Bill

### Service address

CONCORD STATION CDD  
3936 BUCKINGHAMSHIRE DR  
IRRIGATION

Bill date Apr 4, 2023

For service Mar 3 - Apr 1  
30 days

Account number **9100 8844 9852**

## Billing summary

Previous Amount Due	\$70.51
Payment Received Mar 14	-70.51
Current Electric Charges	72.34
Taxes	1.90
<b>Total Amount Due Apr 25</b>	<b>\$74.24</b>



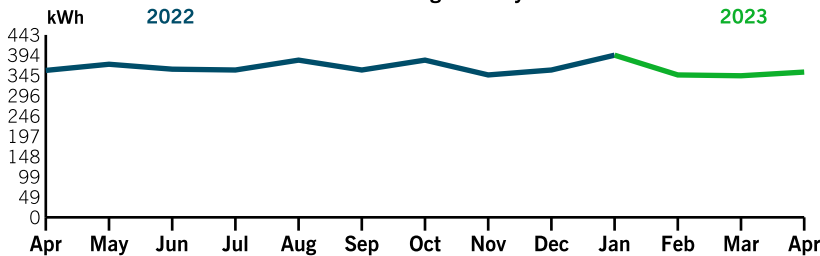
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

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## Your usage snapshot

### Electric usage history



### Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	353	357	4,353	363
Avg. Daily (kWh)	12	12	12	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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Account number  
**9100 8844 9852**

### Amount of automatic draft

**\$74.24**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE  
TAMPA FL 33614

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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877.372.8477

## Your usage snapshot - Continued

Current electric usage for meter number 3391915	
Actual reading on Apr 1	5468
Previous reading on Mar 3	- 5115
<hr/>	
Energy Used	353 kWh
Billed kWh	353.000 kWh

## Billing details - Electric

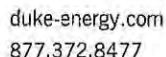
Billing Period - Mar 03 to Apr 01	
Meter - 3391915	
Customer Charge	\$15.55
Energy Charge	
353.000 kWh @ 10.278c	36.29
Fuel Charge	
353.000 kWh @ 5.630c	19.87
Asset Securitization Charge	
353.000 kWh @ 0.179c	0.63
<hr/>	
<b>Total Current Charges</b>	<b>\$72.34</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.85
<hr/>	
<b>Total Taxes</b>	<b>\$1.90</b>





Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8845 0300

Previous Amount Due	\$30.79
<i>Payment Received Mar 14</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>



Thank you for your payment.

APR 10 2023

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

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**Electric usage history**

Month	kWh
Apr 2022	34
May 2022	33
Jun 2022	32
Jul 2022	31
Aug 2022	32
Sep 2022	31
Oct 2022	33
Nov 2022	34
Dec 2022	45
Jan 2023	68
Feb 2023	30
Mar 2023	29
Apr 2023	28

**Average temperature in degrees**

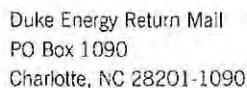
74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	32	35	432	36
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

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Account number  
9100 8845 0300

**\$30.79**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

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CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



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**DUKE  
ENERGY**

duke-energy.com  
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Account number **9100 8845 0300**

*Your usage compared - Combined*

Current electric usage for meter number 4456665	
Actual reading on Apr 1	1208
Previous reading on Mar 3	- 1176
<hr/>	
Energy Used	32 kWh
Billed kWh	32.000 kWh

*Billing details - Electric*

Billing Period - Mar 03 to Apr 01	
Meter - 4456665	
Customer Charge	\$15.55
Energy Charge	
32.000 kWh @ 10.278c	3.29
Fuel Charge	
32.000 kWh @ 5.630c	1.80
Asset Securitization Charge	
32.000 kWh @ 0.179c	0.06
Minimum Bill Adjustment	9.30
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

*Billing details - Taxes*

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

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$$\frac{1}{\Gamma(\alpha)} \int_0^t (t-\tau)^{\alpha-1} f(\tau) d\tau = \frac{1}{\Gamma(\alpha)} \int_0^t (t-\tau)^{\alpha-1} f(\tau) d\tau = \frac{1}{\Gamma(\alpha)} \int_0^t (t-\tau)^{\alpha-1} f(\tau) d\tau$$

**Service address**  
CONCORD STATION CDD  
18933 CHISLEHURST DR  
IRRIGATION

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8845 0532

[illegible]

Previous Amount Due	\$87.60
<i>Payment Received Mar 14</i>	-87.60
Current Electric Charges	62.20
Taxes	1.63
<b>Total Amount Due Apr 25</b>	<b>\$63.83</b>

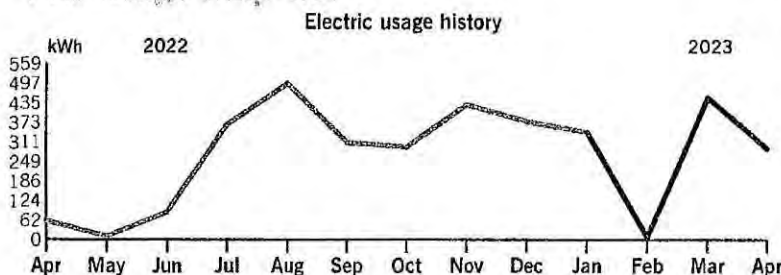


Thank you for your payment.

APR 10 2023

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[illegible]

Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	290	61	3,465	289
Avg. Daily (kWh)	10	2	9	
12-month usage based on most recent history				

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Account number  
9100 8845 0532

**\$63.83**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



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[illegible]

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877.372.8477

Account number 9100 8845 0532

### YOUR USAGE SUMMARY - Continued

Current electric usage for meter number 222393	
Actual reading on Apr 1	6002
Previous reading on Mar 3	- 5712
<hr/>	
Energy Used	290 kWh
Billed kWh	290.000 kWh

### Billing details - Electric

Billing Period - Mar 03 to Apr 01	
Meter - 222393	
Customer Charge	\$15.55
Energy Charge	
290.000 kWh @ 10.278c	29.80
Fuel Charge	
290.000 kWh @ 5.630c	16.33
Asset Securitization Charge	
290.000 kWh @ 0.179c	0.52
<b>Total Current Charges</b>	<b>\$62.20</b>

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.59
<b>Total Taxes</b>	<b>\$1.63</b>



**Service address**  
CONCORD STATION CDD  
3753 TUCKERTON DR  
IRRIGATION

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number **9100 8845 0780**

## Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Mar 14</i>	-30.79
Current Electric Charges	30.98
Taxes	0.81
<b>Total Amount Due Apr 25</b>	<b>\$31.79</b>

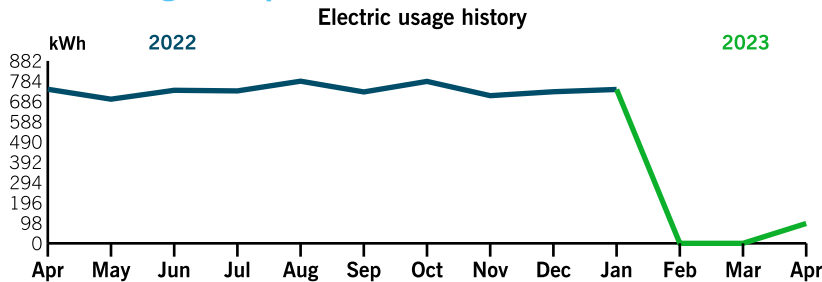


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## Your usage snapshot



**Average temperature in degrees**

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	96	745	6,760	563
Avg. Daily (kWh)	3	25	19	
12-month usage based on most recent history				

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Account number  
**9100 8845 0780**

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**\$31.79**  
by Apr 25

*After 90 days from bill date, a late charge will apply.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE  
TAMPA FL 33614

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 7858177</b>	
Actual reading on Apr 1	8993
Previous reading on Mar 3	- 8897
<hr/>	
Energy Used	96 kWh
Billed kWh	96.000 kWh

## Billing details - Electric

<b>Billing Period - Mar 03 to Apr 01</b>	
<b>Meter - 7858177</b>	
Customer Charge	\$15.55
Energy Charge	
96.000 kWh @ 10.278c	9.86
Fuel Charge	
96.000 kWh @ 5.630c	5.40
Asset Securitization Charge	
96.000 kWh @ 0.179c	0.17
<hr/>	
<b>Total Current Charges</b>	<b>\$30.98</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.79
<hr/>	
<b>Total Taxes</b>	<b>\$0.81</b>





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Your Energy Bill

**Service address**  
CONCORD STATION CDD  
18552 MENTMORE BLVD  
LITE ENTRYWAY LITES

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number **9100 8847 9220**

### Billing summary

Previous Amount Due	\$30.79
Payment Received Mar 14	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>



Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

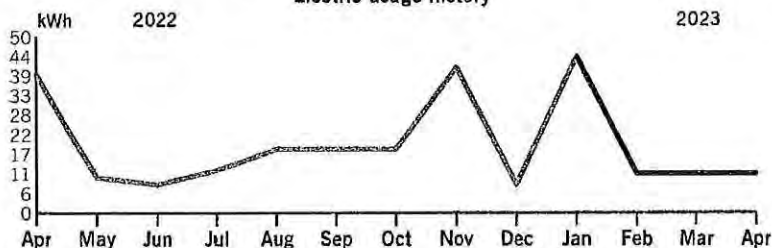
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APR 10 2023

### Your usage snapshot

#### Electric usage history



#### Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	39	210	18
Avg. Daily (kWh)	0	1	1	

12-month usage based on most recent history

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Charlotte, NC 28201-1090

Account number  
**9100 8847 9220**

**\$30.79**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8844 9266**

**Your usage summary - Continued**

<b>Current electric usage for meter number 1249918</b>	
Actual reading on Apr 1	29849
Previous reading on Mar 3	- 29487
<hr/>	
Energy Used	362 kWh
Billed kWh	362.000 kWh

**Billing details - Electric**

<b>Billing Period - Mar 03 to Apr 01</b>	
<b>Meter - 1249918</b>	
Customer Charge	\$15.55
Energy Charge	
362.000 kWh @ 10.278c	37.21
Fuel Charge	
362.000 kWh @ 5.630c	20.38
Asset Securitization Charge	
362.000 kWh @ 0.179c	0.65
<hr/>	
<b>Total Current Charges</b>	<b>\$73.79</b>

Your current rate is General Service Non-Demand Sec (GS-1).

**Billing details - Taxes**

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.89
<hr/>	
<b>Total Taxes</b>	<b>\$1.94</b>





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Your Energy Bill

**Service address**  
CONCORD STATION CDD  
19109 MENTMORE BLVD  
ENTRANCE WALL

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

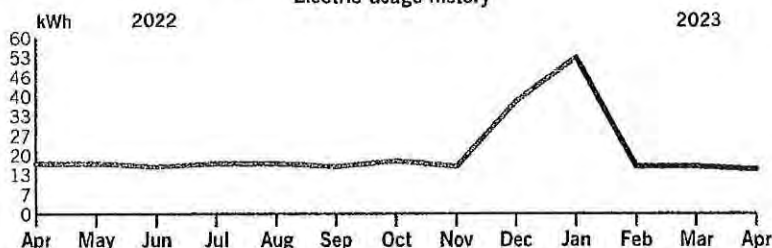
Account number **9100 8847 9395**

### Billing Summary

Previous Amount Due	\$30.79
Payment Received Mar 14	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>

### Your usage snapshot

Electric usage history



Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	17	255	21
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history



Thank you for your payment.

APR 10 2023

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fb.def/duke-bills-20230403204933.85.afp-23969-0000000013

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Please return this portion with your payment. Thank you for your business.



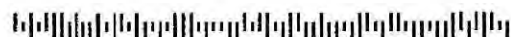
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PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8847 9395**

**\$30.79**  
by Apr 25

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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contribution to Share the Light **Amount enclosed**



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Charlotte, NC 28201-1094

001185 000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

8891008847939500066000000000000000000000307900000030796



**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8847 9395**

**Your usage compared - Month-over-month**

Current electric usage for meter number 4445065	
Actual reading on Apr 1	644
Previous reading on Mar 3	- 629
<hr/>	
Energy Used	15 kWh
Billed kWh	15.000 kWh

**Billing details - Electric**

Billing Period - Mar 03 to Apr 01	
Meter - 4445065	
Customer Charge	\$15.55
Energy Charge	
15.000 kWh @ 10.278c	1.54
Fuel Charge	
15.000 kWh @ 5.630c	0.84
Asset Securitization Charge	
15.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	12.04
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

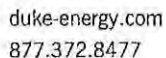
**Billing details - Taxes**

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

fb.def:duke\_bill:20230403204933.B5.atp-2371-0000000013







**Service address**  
CONCORD STATION CDD  
18433 MENTMORE BLVD  
IRRIGATION

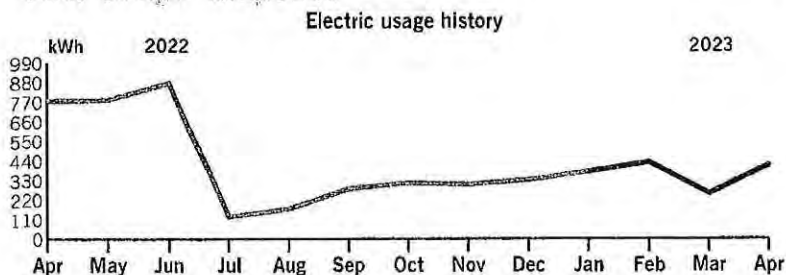
Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8847 9600

[illegible]

Previous Amount Due	\$56.38
<i>Payment Received Mar 14</i>	-56.38
Current Electric Charges	82.30
Taxes	2.17
<b>Total Amount Due Apr 25</b>	<b>\$84.47</b>

Yours obedient servant



Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	415	777	4,685	390
Avg. Daily (kWh)	14	26	13	
12-month usage based on most recent history				



Thank you for your payment.

APR 10 2023

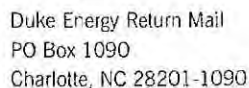
Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

File def duke bills.20230403204933.85.afp-2377-0000000013

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number  
9100 8847 9600

**\$84.47**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

**XX**

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

001189 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



8891008847960000066000000000000000000000844700000084475



duke-energy.com  
877.372.8477

Account number 9100 8847 9600

### Your usage summary - Continued

<b>Current electric usage for meter number 2773463</b>	
Actual reading on Apr 1	12847
Previous reading on Mar 3	- 12432
<hr/>	
Energy Used	415 kWh
Billed kWh	415.000 kWh

### Billing details - Electric

<b>Billing Period - Mar 03 to Apr 01</b>	
<b>Meter - 2773463</b>	
Customer Charge	\$15.55
Energy Charge	
415.000 kWh @ 10.278c	42.65
Fuel Charge	
415.000 kWh @ 5.630c	23.36
Asset Securitization Charge	
415.000 kWh @ 0.179c	0.74
<hr/>	
<b>Total Current Charges</b>	<b>\$82.30</b>

Your current rate is General Service Non-Demand Sec (GS-1).

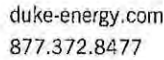
### Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	2.11
<hr/>	
<b>Total Taxes</b>	<b>\$2.17</b>

fb.dcf/duke.bills.20230403204933.85.a/p-2379-000000013







**Service address**  
CONCORD STATION CDD  
19069 LAKE PATIENCE RD  
\*SIGN

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8847 9824



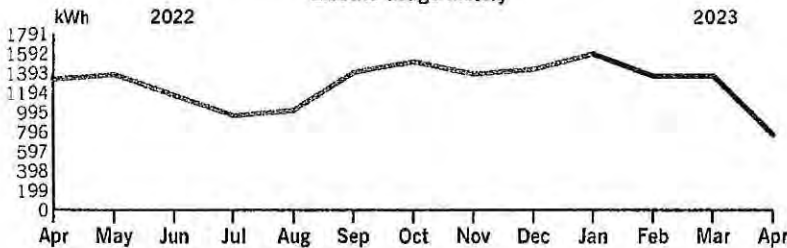
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

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APR 10 2023

### Electric usage history



Average temperature in degrees

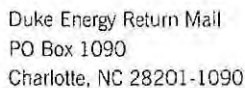
74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	768	1,334	15,368	1,281
Avg. Daily (kWh)	26	44	42	
12-month usage based on most recent history				

fb.def duke.bills.20230403204933.85.afp-2401-0000000013

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.**

Please return this portion with your payment. Thank you for your business.



Account number  
9100 8847 9824

**\$142.77**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001201 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

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Charlotte, NC 28201-1094

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**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8847 9220**

**Your usage summary - Current**

Current electric usage for meter number 4454508	
Actual reading on Apr 1	1141
Previous reading on Mar 3	- 1130
<hr/>	
Energy Used	11 kWh
Billed kWh	11.000 kWh

**Billing details - Charges**

Billing Period - Mar 03 to Apr 01	
Meter - 4454508	
Customer Charge	\$15.55
Energy Charge	
11.000 kWh @ 10.278c	1.12
Fuel Charge	
11.000 kWh @ 5.630c	0.62
Asset Securitization Charge	
11.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.69
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

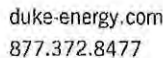
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

**Billing details - Taxes**

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>





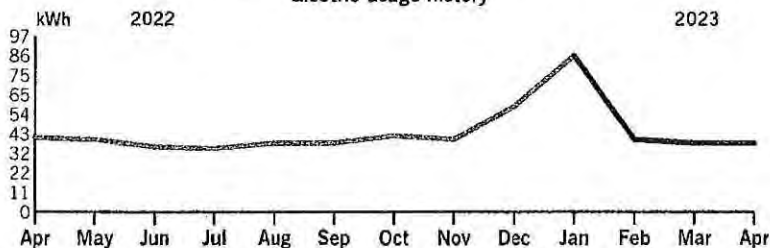
**Service address**  
CONCORD STATION CDD  
18108 MENTMORE BLVD  
LITE ENTRYWAY

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8848 0265

Previous Amount Due	\$30.79
<i>Payment Received Mar 14</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>

### Electric usage history



Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

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1902-1903

APR 10 2023

Average temperature in degrees

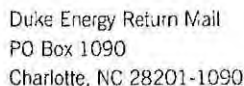
74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	38	41	529	44
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number  
9100 8848 0265

**\$30.79**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

001203 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8847 9824**

**Your usage summary - Combined**

<b>Current electric usage for meter number 3511179</b>	
Actual reading on Apr 1	21000
Previous reading on Mar 3	- 20232
<hr/>	
Energy Used	768 kWh
Billed kWh	768.000 kWh

**Billing details - Electric**

<b>Billing Period - Mar 03 to Apr 01</b>	
<b>Meter - 3511179</b>	
Customer Charge	\$15.55
Energy Charge	
768.000 kWh @ 10.278c	78.94
Fuel Charge	
768.000 kWh @ 5.630c	43.24
Asset Securitization Charge	
768.000 kWh @ 0.179c	1.37
<hr/>	
<b>Total Current Charges</b>	<b>\$139.10</b>

Your current rate is General Service Non-Demand Sec (GS-1).

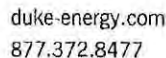
**Billing details - Taxes**

Regulatory Assessment Fee	\$0.10
Gross Receipts Tax	3.57
<hr/>	
<b>Total Taxes</b>	<b>\$3.67</b>

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**Service address**  
CONCORD STATION CDD  
3332 SUN LAKE BLVD FOUNTAIN  
FOUNTAIN

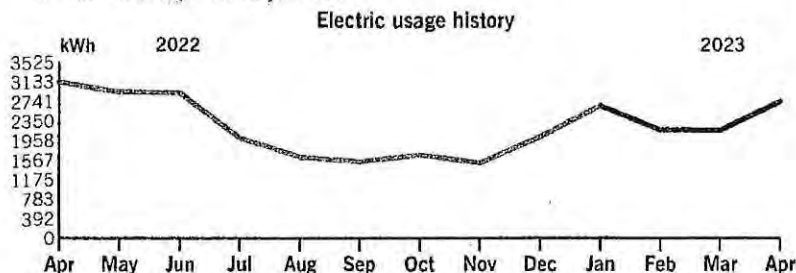
Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8848 0463

1. The first group of students, consisting of 10 students, was assigned to the control group. They were given the same assignment as the other groups, but they were not allowed to use any external resources. They were given 15 minutes to complete the assignment.

Previous Amount Due	\$246.95
<i>Payment Received Mar 14</i>	-246.95
Current Electric Charges	298.82
Taxes	7.88
<b>Total Amount Due Apr 25</b>	<b>\$306.70</b>

*Walter Dill Scott*



Thank you for your payment.

APR 10 2023

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

Average temperature in degrees

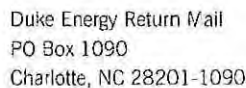
74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,745	3,133	25,957	2,163
Avg. Daily (kWh)	92	104	71	
12-month usage based on most recent history				

20230403204933.85 aip-2345-0000000013

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Please return this portion with your payment. Thank you for your business.



Account number  
9100 8848 0463

**\$306.70**  
by Apr 25

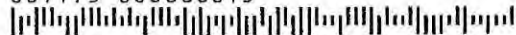
After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

001173 0000000013



CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



8891008848046300066000000000000000003067000000306706





**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8848 0463**

Your usage - Meter 1030480 - Continued

<b>Current electric usage for meter number 1030480</b>	
Actual reading on Apr 1	65513
Previous reading on Mar 3	- 62768
<hr/>	
Energy Used	2,745 kWh
Billed kWh	2,745.000 kWh

Billing details - Electric

<b>Billing Period - Mar 03 to Apr 01</b>	
<b>Meter - 1030480</b>	
Customer Charge	\$16.03
Energy Charge	
2,745.000 kWh @ 4.545c	124.76
Fuel Charge	
2,745.000 kWh @ 5.630c	154.54
Asset Securitization Charge	
2,745.000 kWh @ 0.127c	3.49
<hr/>	
<b>Total Current Charges</b>	<b>\$298.82</b>

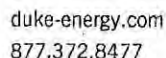
Your current rate is Gen Service Non-Demand Municipal 100% Load Factor Mtr.

Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	7.66
<hr/>	
<b>Total Taxes</b>	<b>\$7.88</b>

fb def duke bills 20730403704933 85 afp-2347-000000013





1. *Phragmites australis* (Cav.) Trin. ex Steud.

**Service address**  
CONCORD STATION CDD  
18230 SNOWDONIA DR  
LAND O LAKES FL 34638

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8848 0661

Previous Amount Due	\$30.79
<i>Payment Received Mar 14</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>



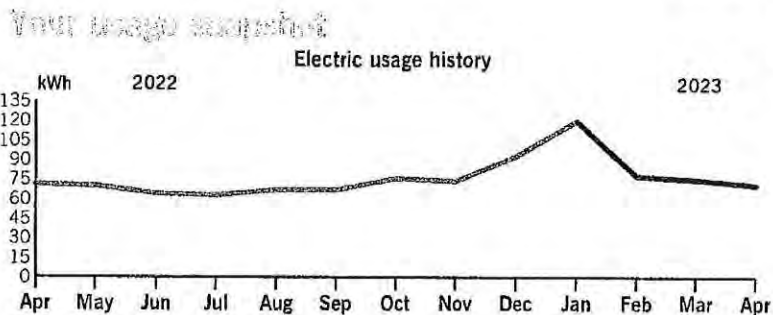
RECORDED

Thank you for your payment.

APR 10 2023

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).



Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	71	71	918	77
Avg. Daily (kWh)	2	2	3	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8848 0661

**\$30.79**  
by Apr 25

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

001207 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



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b6 def duke bills 20230403204933 85 afo-2413-0000000013



**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8848 0661**

**Current electric usage for meter number 915318**

Actual reading on Apr 1	2314
Previous reading on Mar 3	- 2243
<hr/>	
Energy Used	71 kWh
Billed kWh	71.000 kWh

**Billing Period - Mar 03 to Apr 01**

**Meter - 915318**

Customer Charge	\$15.55
Energy Charge	
71.000 kWh @ 10.278c	7.28
Fuel Charge	
71.000 kWh @ 5.630c	4.00
Asset Securitization Charge	
71.000 kWh @ 0.179c	0.13
Minimum Bill Adjustment	3.04
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

**Billing Period - Taxes**

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

fb.dcf.duke.bills.20230403204933.85.afp-2415-0000000013







duke-energy.com  
877.372.8477

Your Energy Bill

Service address  
CONCORD STATION CDD  
18636 MENTMORE BLVD  
CLUBHOUSE / POOL

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8848 0877

### Bill Summary

Previous Amount Due	\$1,804.96
Payment Received Mar 14	-1,804.96
Current Electric Charges	1,892.79
Current Lighting Charges	180.87
Taxes	51.23
<b>Total Amount Due Apr 25</b>	<b>\$2,124.89</b>



Thank you for your payment.

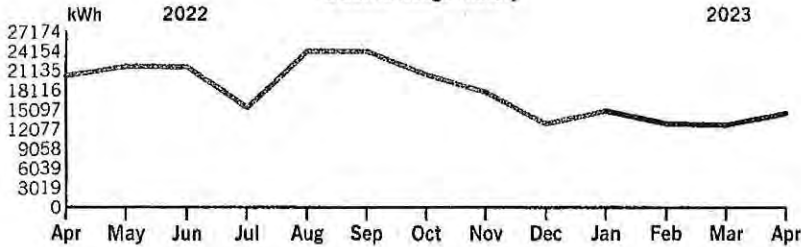
Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

APR 10 2023

### Your usage snapshot

#### Electric usage history



#### Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14,601	20,281	213,745	17,812
Avg. Daily (kWh)	487	676	586	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8848 0877

**\$2,124.89**  
by Apr 25

After 90 days from bill date, a late charge will apply.

001205 000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

to def.duke.bills 20230403204933.85.ap-2409-000000013

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duke-energy.com  
877.372.8477

Account number 9100 8848 0265

### Your usage snapshot - Continued

Current electric usage for meter number 4454487	
Actual reading on Apr 1	1522
Previous reading on Mar 3	- 1484
<hr/>	
Energy Used	38 kWh
Billed kWh	38.000 kWh

### Billing details - Electric

Billing Period - Mar 03 to Apr 01	
Meter - 4454487	
Customer Charge	\$15.55
Energy Charge	
38.000 kWh @ 10.278c	3.90
Fuel Charge	
38.000 kWh @ 5.630c	2.14
Asset Securitization Charge	
38.000 kWh @ 0.179c	0.07
Minimum Bill Adjustment	8.34
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

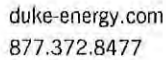
Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>







**Service address**  
CONCORD STATION CDD  
3440 BUCKINGHAMSHIRE DR  
SIGN

Bill date Apr 4, 2023  
For service Mar 3 - Apr 1  
30 days

Account number 9100 8848 1125

Previous Amount Due	\$30.79
<i>Payment Received Mar 14</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Apr 25</b>	<b>\$30.79</b>

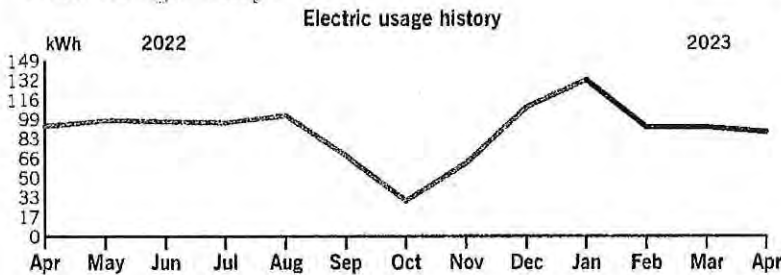


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on April 25, 2023.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

APR 10 2023

[illegible]

Average temperature in degrees

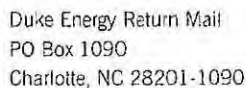
74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 77°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	88	93	1,066	89
Avg. Daily (kWh)	3	3	3	
12-month usage based on most recent history				

fb.def.duke.bills.20230403204933.85.afp-2349-0000000013

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number  
**9100 8848 1125**

**\$30.79**  
by Apr 25

After 90 days from bill date, a late charge will apply.

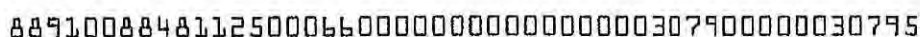
\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**Abstract**

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

001175 0000000013

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390





**DUKE  
ENERGY**

duke-energy.com  
877.372.8477

Account number **9100 8848 1125**

Your Duke number: **Continued**

**Current electric usage for meter number 4442571**

Actual reading on Apr 1	2606
Previous reading on Mar 3	- 2518
<hr/>	
Energy Used	88 kWh
Billed kWh	88.000 kWh

Billing details - Electric

**Billing Period - Mar 03 to Apr 01**

**Meter - 4442571**

Customer Charge	\$15.55
Energy Charge	
88.000 kWh @ 10.278c	9.03
Fuel Charge	
88.000 kWh @ 5.630c	4.95
Asset Securitization Charge	
88.000 kWh @ 0.179c	0.16
Minimum Bill Adjustment	0.31
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>





# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

## Invoice

Date	Invoice #
3/21/2023	111862

Bill To
Concord Station CDD 5844 Old Pasco Rd. Wesley Chapel, FL 33559 *MAIL INVOICES*

Location/Contact/Phone
Location: Concord Station CDD 18636 Mentmore Blvd. Land O Lakes, FL 34638 Contact: Michael Speidel Phone: 813-909-4569

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	JJo	112179	3/20/2023

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during March.	1	165.00	165.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$165.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$165.00

**RECEIVED**  
04/20/23





# Sales and Use Tax Return

DR-15  
R. 01/20

Rule 12A-1.097  
Florida Administrative Code  
Effective 01/20

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue  
5050 W Tennessee Street  
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZ) before you complete this return. Instructions are posted on our website at [www.floridarevenue.com](http://www.floridarevenue.com).

Concord Station CDD  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

## FLORIDA SALES AND USE TAX RETURN

Reporting Period

Mar 2023

DR-15  
R. 01/20

Certificate Number: 61-8017248652-6

Surtax Rate: .0100

Name  
Address  
City/St  
ZIP

Concord Station CDD  
5844 Old Pasco Rd.  
Wesley Chapel, FL 33544

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due: Apr. 1, 2023

Late After: Apr. 20, 2023

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ( )

New Mailing Address:

Amount Due From Line 9  
On Reverse Side

000,124.96

☐ Check here if payment was made electronically.

DOR USE ONLY

		/			/		
postmark or hand-delivery date							

0600 0 20230228 0001003031 7 4000001724 8652 1

## FLORIDA SALES AND USE TAX RETURN

Reporting Period

Mar 2023

DR-15  
R. 01/20

Certificate Number: 61-8017248652-6

Surtax Rate: .0100

Name  
Address  
City/St  
ZIP

Concord Station CDD  
5844 Old Pasco Rd.  
Wesley Chapel, FL 33544

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due: Apr. 1, 2023

Late After: Apr. 20, 2023

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ( )

New Mailing Address:

Amount Due From Line 9  
On Reverse Side

000,124.96

☐ Check here if payment was made electronically.

DOR USE ONLY

		/			/		
postmark or hand-delivery date							

0600 0 20230228 0001003031 7 4000001724 8652 1

**Proper Collection of Tax:** Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at [www.floridarevenue.com](http://www.floridarevenue.com).

**Discretionary Sales Surtax:** Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)					1785.04	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)						Signature of Taxpayer _____ Date _____ Telephone # _____
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)					124.96	Signature of Preparer <u>Roxana Quiroz</u> Date _____ Telephone # <u>(813) 9941001</u>
5. Less Lawful Deductions						<b>Discretionary Sales Surtax Information</b> A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> B. Total Discretionary Sales Surtax Due <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
6. Less DOR Credit Memo						
7. Net Tax Due					124.96	
8. Less Collection Allowance or Plus Penalty and Interest						<b>E-file / E-pay to Receive Collection Allowance</b>
9. Amount Due With Return (Enter this amount on front)					124.96	Please do not fold or staple.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)					1785.04	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)						Signature of Taxpayer _____ Date _____ Telephone # _____
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)					124.96	Signature of Preparer <u>Roxana Quiroz</u> Date _____ Telephone # <u>(813) 9941001</u>
5. Less Lawful Deductions						<b>Discretionary Sales Surtax Information</b> A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> B. Total Discretionary Sales Surtax Due <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
6. Less DOR Credit Memo						
7. Net Tax Due					124.96	
8. Less Collection Allowance or Plus Penalty and Interest						<b>E-file / E-pay to Receive Collection Allowance</b>
9. Amount Due With Return (Enter this amount on front)					124.96	Please do not fold or staple.





CONCORD STATION CDD

## Your Monthly Invoice

### Account Summary

<b>New Charges Due Date</b>	<b>4/18/23</b>
Billing Date	3/25/23
Account Number	813-909-4569-121718-5
PIN	
Previous Balance	655.48
Payments Received Thru 3/21/23	-655.48
Thank you for your payment!	
Balance Forward	.00
New Charges	655.48
<b>Total Amount Due</b>	<b>\$655.48</b>



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P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 25 03252023 YNNNNNN 01 003815 0017

CONCORD STATION CDD  
SUITE 200  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



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## CONCORD STATION CDD

Date of Bill  
Account Number

3/25/23  
813-909-4569-121718-5

## CURRENT BILLING SUMMARY

Local Service from 03/25/23 to 04/24/23

Qty Description	813/909-4569.0	Charge
<b>Basic Charges</b>		
3 OneVoice Nationwide		89.97
3 OneVoice Access Line		
4 Multi-Line Federal Subscriber Line Charge		33.60
4 Access Recovery Charge Multi-Line Business		14.32
Carrier Cost Recovery Surcharge		13.99
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		15.64
FCA Long Distance - Federal USF Surcharge		4.56
<b>Total Basic Charges</b>		<b>173.83</b>
<b>Non Basic Charges</b>		
FiberOptic Internet 500 Static IP w/ OneVoice		235.97
OneVoice Access Line		
Business FiberOptic 500/500M Static IP		
Wi-Fi Secure LT-VB		80.00
4 Federal Primary Carrier Multi Line Charge		47.96
FCA Long Distance - Federal USF Surcharge		15.64
<b>Total Non Basic Charges</b>		<b>379.57</b>
<b>Video</b>		
4 TV Standard Set-Top Box		44.00
Local TV		34.99
Broadcast TV Fee		14.99
Sports Package		9.99
National News		5.99
Other Charges-Detailed Below		-7.98
FCC Regulatory Recovery Fee		.10
<b>Total Video</b>		<b>102.08</b>
<b>TOTAL</b>		<b>655.48</b>

## \*\* ACCOUNT ACTIVITY \*\*

Qty Description	Order Number	Effective Dates	
FiberOptic Local Plus Credit	AUTOCH	3/25	-7.98
813/909-4569		<b>Subtotal</b>	<b>-7.98</b>
<b>Subtotal</b>			<b>-7.98</b>

## Detail of Frontier Charges

Toll charged to 813/909-4569

## Detail of Frontier Com of America Charges

Toll charged to 813/909-4569

## Legend Call Types:

DD - Day

## Caller Summary Report

	Calls	Minutes	Amount
Main Number	4	9	.00
***Customer Summary	4	9	.00

## Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	2	.00
Interstate	3	7	.00
***Customer Summary	4	9	.00

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$267.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Good News! Frontier is creating "all in" pricing to simplify your bill. Effective with this billing statement, there will be one charge for your Internet service. There will be no change in the total price for your Internet service and your bill will reflect one simplified rate.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

For up-to-date channel information please visit:  
<http://frontier.com/channelupdates>

If your unresolved complaint involves FiberOptic TV, an additional contact may be under Local Franchise Authority.

Local Franchise Authority - FiberOptic TV Your FCC Community ID is: FL1308



Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

Invoice

Date	Invoice #
3/28/2023	3CCSMUL523

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
110	EXTRA CHARGES FIFTH AND FINAL LOAD OF MULCH HAS BEEN INSTALLED	0.00 45.00	0.00 4,950.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		<b>RECEIVED</b> 03/29/23	<b>Total</b> \$4,950.00

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

Invoice

Date	Invoice #
3/10/2023	4CCSCHMO23

Bill To
CONCORD STATION CDD CONCORD STATION CLUBHOUSE 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	APRIL MONTHLY MAINTENANCE	1,210.00	1,210.00
		<b>Total</b>	\$1,210.00

RECEIVED  
03/10/23

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

Invoice

Date	Invoice #
3/10/2023	4CCSMO23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	APRIL MONTHLY MAINTENANCE	20,900.00	20,900.00
		<b>RECEIVED</b> 03/10/23	<b>Total</b> \$20,900.00



Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008    jaymanenterprises@live.com  
www.jaymanenterprises.com

Invoice

Date	Invoice #
4/1/2023	2473

Bill To
Concord Station 18636 Mentmore Blvd Land O Lakes, FL. 34638

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Remove Middle fence in Playground area in order for the Contractor who is installing the playground can easily access the area.	350.00	350.00
All work is complete!		Total	\$350.00

RECEIVED  
04/02/23

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

# Invoice

**108099**

# Invoice

## Customer

Name	<b>Concord Station CDD</b>		
Address	5844 Old Pasco Road; Suite 100		
City	Wesley Chapel	State	FL ZIP 33544
Phone	(813)994-1001 Office (813)994-2100 Fax		

Date	4/20/2023
Order No.	Mike S.
Rep	Ken Johnson
FOB	Email Renew

<b>Qty</b>	<b>Description</b>	<b>Unit Price</b>	<b>TOTAL</b>
24	<p>Email - Unlimited (Unlimited/1 Box) - US Region  Term: 12 Months; Type:IMAP  Email account is \$6 per month or \$72 per yr.  Email subscription date: 05/01/2022 - 04/30/2024  <u>Manager@ConcordStationClubhouse.Com</u>  Created/Activated on 12/10/18</p> <p>Note: Concord Station CDD was never billed for manager email from 05/01/2022 thru 04/30/2023 last year.</p> <p>FLORIDA CONSUMER CERTIFICATE OF EXEMPTION  FL Tax Exempt # 85-8013229221C-3  Expires 01/31/2025</p>	\$6.00	\$144.00

## Payment Details

- ☐ Cash
- ☐ Check
- ☒ Net 15 #VALUE!

SubTotal	\$144.00
----------	----------

Taxes State

<b>TOTAL</b>	<b>\$144.00</b>
--------------	-----------------

Office Use Only

*Thank You For Your Order!*

### *"Latest Technologies, Old Fashioned Service"*



13075 US Highway 19 N  
Clearwater, FL 33764  
Phone: 727-581-9339

# Invoice

Date: 3/6/2023  
Invoice No.: 126979

Bill to: Concord Station CDD  
C/O Rizzetta & Company  
5844 Old Pasco Road, Ste 100  
Wesley Chapel, FL 38544

Service at: Concord Station Clubhouse  
18636 Mentmore Blvd  
Land O'Lakes, FL 34638

Customer ID: 14395

Location ID: I-12205 CONCORDSTATI

Description: Annual Fire Alarm Monitoring 4/23 - 3/24

Reference: Work Order 175586

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement	CLW Fire Alarm Monitoring	1.00	540.00	540.00
			Agreement Subtotal	540.00
Miscellaneous	Annual Monitoring Phone	0.00	0.00	0.00
			Miscellaneous Subtotal	0.00

Pay online at [www.piperfire.com](http://www.piperfire.com)

RECEIVED  
03/06/23

Subtotal:	540.00
Sales Tax:	0.00
TOTAL DUE:	540.00



13075 US Highway 19 N  
Clearwater, FL 33764  
Phone: 727-581-9339

# Invoice

**Date:** 3/13/2023  
**Invoice No.:** 128618

**Bill to:** Concord Station CDD  
C/O Rizzetta & Company  
5844 Old Pasco Road, Ste 100  
Wesley Chapel, FL 38544

**Service at:** Concord Station Clubhouse  
18636 Mentmore Blvd  
Land O'Lakes, FL 34638

**Customer ID:** 14395

**Location ID:** I-12205 CONCORDSTATI

**Description:** WO175268 Annual Sprinkler Inspection

**Reference:** Work Order 175268

**Terms:** NET30

**PO Number:**

Item	Description	Quantity	Unit Price	Amount
Agreement				
	CLW Sprink Inspect Annual	1.00	185.00	185.00
		Agreement Subtotal		185.00
Labor				
	Inspection	2.00	0.00	0.00
	Inspection	2.00	0.00	0.00
		Labor Subtotal		0.00

Pay online at [www.piperfire.com](http://www.piperfire.com)

<b>Subtotal:</b>	185.00
<b>Sales Tax:</b>	0.00
<b>TOTAL DUE:</b>	<b>185.00</b>

**RECEIVED**  
03/23/23



## SERVICE ORDER

<b>WO#</b>	<b>I#</b>	<b>Combo</b>	<b>DATE</b>
175268	12205	<input type="checkbox"/> Yes	03/13/2023
<b>SITE NAME</b>		<b>EMAIL</b>	<b>CUSTOMER #</b>
Concord Station Clubhouse		Manager@concordstationclubhouse.com	14395
<b>SERVICE ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
18636 Mentmore Blvd	Land O' Lakes	FL	34638
<b>CONTACT</b>	<b>PHONE</b>	<b>SERVICE</b>	<b>PO#:</b>
Michael	8139094569	Inspection	

### TROUBLE REPORTED

### DESCRIPTION OF WORK DONE

Annual Test and inspection of (1) wet fire sprinkler system and associated devices completed per WO# 175268

### QUANTITY OF REPORTS

1

### COLOR OF INSPECTION TAG ON DEPARTURE

GREEN

### ALARM PANEL NORMAL AT ARRIVAL

YES

### ALARM PANEL NORMAL AT DEPARTURE

YES

### MATERIAL:

QTY.			

### LABOR:

DATE				
3/13/23	Mikey Curinga	2		
3/13/23	William Kuster	2		

INSPECTION DETAIL	
Annual Sprinkler Inspection	\$185.00

-	
TOTAL MATERIAL	
TOTAL LABOR	
MIN. TRIP CHARGE \$55.00 X _ DAYS	
CONTRACT/QUOTE	
SUB TOTAL	
SALES TAX	
PAY THIS AMOUNT	

Impairments may reduce or eliminate the effectiveness of this life safety system. As such it is the property owner / agents responsibility to provide a fire watch program to protect life & property.

This work was performed to customer satisfaction.

### Customer Signature

### Date

03/13/2023

### Technician Signature

### Date

03/13/2023



## Standard Terms and Conditions

1. Subscriber agrees to pay Contractor its agents or assigns for a period of 1 year(s) from the date inspection service is started and in advance thereafter unless this contract is terminated at end of the year, or until terminated at the end of any subsequent contract year by written notice of such termination by either party at least thirty (30) days prior to the end of such year. Contractor shall have the right to increase the annual service charge provided for herein at any time after one year from effective date of this agreement if an effective date is herein specified, upon giving Subscriber written notice sixty (60) days in advance of the effective date of such increase, and if Subscriber is unwilling to pay such increase charge, Subscriber may terminate the Agreement by notifying Contractor in writing by registered or certified mail thirty (30) days prior to the otherwise effective date of any increase.

2. It is understood that neither PIPER FIRE PROTECTION, INC. nor any third party designated by PIPER FIRE PROTECTION, INC. which provides service to the subscriber is an insurer, that insurance if any, shall be obtained by the subscriber and that the amounts payable to the contractor hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscriber( s) property or others located in subscriber(s) premises. The subscriber does not desire this contract to provide for full liability of the contractor or any such third party and agrees that the contractor and any such third party shall be exempt from liability for loss or damage due directly to occurrences, or consequences therefrom, which the service is designed to detect or avert; that if the contractor or any such third party should be found liable for loss or damage due to failure of service in any respect, its liability shall be limited to a sum equal to ten percent of the annual service charge or \$250.00, whichever is greater, and that the provisions of this paragraph shall apply if loss or damage, irrespective of -cause or origin, results directly or indirectly to person or property from performance or non performance of obligations imposed by this contract or from negligence, active or otherwise of the contractor and any such third party and their agents or employees. No suit or action shall be brought against the contractor more than one (1) year after the accrual of the cause of action thereof.

3. Subscriber is hereby given an absolute and unequivocal option to require the contractor to assume liability beyond that indicated above. If the subscriber exercises such option, a rider to this contract will be entered into and signed by the parties hereto providing for the extent of contractor's additional liability in consideration for which subscriber agrees to pay the contractor additional service charges specified in the rider which shall be consonant with contractor's additional cost of obtaining liability insurance covering the full scope of liability requested by subscriber, in which event clause No. 4 above will be null and void, provided, however, that such additional obligation shall in no way be interpreted to hold contractor as an insurer.

#### 4. Schedule of Service:

-Provide 24-hour emergency services and give Subscriber telephone contact,  
-Furnish completed copy of Service Technician's report indicating what repairs, if any, are needed. Complete and provide work with proper authorization from Subscriber at addition cost to subscriber.  
-See lists or inspection quote form page 1, attached.

5. It is agreed that all maintenance and other work, including inspections and tests of said system(s), shall be performed during regular daytime business hours, exclusive of Saturdays, Sundays and holidays, unless Subscriber otherwise directs in such case Subscriber hereby agrees to pay contractor any increased cost resulting therefrom.

6. If Subscriber shall default in the making of any payment herein provided for or fails to comply with any of the other terms, conditions, or covenants of this agreement, Contractor may give Subscriber ten days written notice of intention to terminate this agreement and thereupon at the expiration of said ten days (if such default continues) this agreement shall terminate and Contractor may in all respects discontinue the service. Such notice shall be deemed to be sufficiently given if delivered to Subscriber personal, or sent by certified mail postpaid and addressed to Subscriber at said premises; and the time of giving such notice shall be deemed the time when same is delivered or mailed as aforesaid. In the event of such termination and discontinuance of service, Subscriber agrees to pay Contractor, in addition to the amount then accrued and due, a sum equal to seventy-five percent of the service charge pro-rated for the period from such termination to the next permissible lamination date by Subscriber plus attorney's fees and/or collection charges not exceeding twenty-five percent.

7. Contractor's obligation shall relate solely to inspection service and it shall in no way be obligated to maintain, repair, service, alter, replace or operate, nor shall it be in any way responsible for the condition or operation of any equipment, device, or property of any sort of Subscriber or others.

8. Contractor assumes no liability for delays of service due to strikes, riots, floods, fires, acts of God, or any cause beyond its control, and will not be required to supply service while any such delay or interruption shall continue.

9. WAIVER OF SUBROGATION - Subscriber does hereby for himself and any other parties, claiming under him, release and discharge Contractor from and against all hazards covered by Subscriber's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Contractor.

10. INDEMNITY AGREEMENT - The Subscriber agrees to and shall indemnify and save harmless the Contractor and any third party designated by the Contractor which provides service and all their employees and agents, for and against any claims, suits, losses, demands, and expenses arising from any death of or injury to any person or any loss or damage to property occasioned or alleged to be occasioned by Contractor's or any third party's performances or failure to perform its obligations under this agreement whether due to contractor's negligence or otherwise, or through burglary, theft, robbery, fire or any other cause.

11. This agreement may be assigned by the Subscriber provided the written consent of Contractor is first obtained, which consent shall not be unreasonably withheld and shall be conditioned upon the assignees' agreement, in form satisfactory to Contractor to make the payments herein provided and to perform and comply with all the other terms, covenants, and conditions hereof on Subscriber's part to be preformed and complied with. There are no agreements, understandings, or representations changing, modifying, or otherwise affecting any of the terms of this agreement. This agreement cannot be changed, modified or discharged orally.

12. The laws of the State of Florida shall govern this Agreement.

(The inspector suggests the improvements from the discrepancies sheet; however these suggestions are not the result of an engineering survey)

TEST FREQUENCY PER NFPA 72 -2010 TABLE 14.4.5. NOTED STANDARDS IN PARENTHESES ARE FROM NFPA 25 - 2011

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S

---

## Deficiencies & Comments / Service Order

No activities found



## Report of Inspection of Wet Based Fire Protection Systems

<input type="checkbox"/> Combo		<input type="checkbox"/> Common areas accessed only	
		<input type="checkbox"/> Walk through performed separately	
<b>PROPERTY NAME</b> Concord Station Clubhouse		<b>STATE</b> FL	<b>Inspection File #</b> 12205
<b>STREET</b> 18636 Mentmore Blvd	<b>CITY</b> Land O' Lakes	<b>Customer #</b> 14395	<b>ZIP CODE</b> 34638
<b>LOCATION</b>  			
<b>ATTENTION</b> Michael	<b>EMAIL ADDRESS</b> Manager@concordstationclubhouse.com	<b>PHONE NUMBER</b> 8139094569	<b>FAX NUMBER</b> 
<b>INSPECTOR NAME</b> William Kuster	<b>INSPECTOR #</b> FPI 20-000049	<b>SERVICE PROVIDED</b> Annual	<b>DATE</b> 03/13/2023
<b>NO. OF SYSTEMS</b> 1		<b>SIZE</b> 4"	
<b>TYPE</b> Auto Wet NFPA 13		<b>WATER SOURCE</b> City	

### TO BE ANSWERED BY OWNER OR OWNER'S REPRESENTATIVE:

<p><b>A-1</b> Has the occupancy classification, machinery or operations remained the same since the last inspection: (4.1.6)</p> <p>Yes</p>	<p><b>A-2</b> Is the Building currently occupied?</p> <p>Yes</p>
<p><b>A-3</b> Has the system(s) remained in service without modification since the last inspection: (4.1.5)</p> <p>Yes</p>	<p><b>A-4</b> Are all fire protection systems in service? (4.1)</p> <p>Yes</p>
<p><b>A-5</b> If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced:</p> <p>N/A</p>	<p><b>A-6</b> Are any high temperature solder sprinklers regularly exposed to temperatures near 300 degrees: (5.3.1.1.1.4)</p> <p>N/A</p>
<p><b>A-7</b> Has internal inspection of piping and check valves been completed: (14.2 &amp; 13.4.2.1)</p> <p>Yes</p>	<p><b>A-8</b> Date completed:</p> <p>3-11-2022</p>
<p><b>A-9</b> Was the fire department connection pressure tested to 150psi for two hours: List date: (13.8.5)</p> <p>Yes</p>	<p><b>A-10</b> Did fire department connection pass pressure test:</p> <p>Yes</p>
<p><b>A-11</b> Backflow prevention assemblies inspected internally within 5 years to verify that all components operate correctly, move freely, are in good condition: (13.7.1.3)</p> <p>Yes</p>	<p><b>A-12</b> Date of internal inspection of backflow prevention assembly:</p> <p>3-11-2022</p>

### TO BE ANSWERED BY INSPECTOR - CONTROL VALVES:

<p><b>A-13</b> Control valves sealed, locked or supervised in the appropriate open or closed position: (Quarterly) (13.3.2.2)</p> <p>Yes</p>	<p><b>A-16</b> No. of turns: (Annually)</p> <p></p>
<p><b>A-15</b> Post indicator valves fully exercised and number of turns recorded: (Annually)(13.3.3.2)</p> <p>N/A</p>	<p><b>A-14</b> Control valves lubricated and fully exercised: (valve left 1/4 turn from appropriate fully open or closed position) (Annually) (13.3.4.1)</p> <p>Yes</p>

CONTROL VALVE LOCATION (13.3.2.2)	QTY	VALVE TYPE	EASY ACCESS	SIGNS	VALVES OPEN	FREE OF LEAKS	SECURED	SEALED / LOCKED	SUPERVISORY OPERATIONAL
A-11 CITY CONNECTION	2	OSY Valve	YES	NOT APPLICABLE	YES	YES	YES	LOCKED	N/A
A-12 SYSTEM	1	Butterfly Valve	YES	YES	YES	YES	YES	SUPERVISED	YES

MAIN DRAIN TEST PIPE LOCATION (13.2.5)

-					
---	--	--	--	--	--

-	MAIN DRAIN TEST PIPE LOCATION (QUARTERLY) (13.2.5)	PIPE SIZE	STATIC BEFORE	FLOW	STATIC AFTER	TIME TO REFILL
B-1	Riser Closet	2"	80/80	55/55	70/70	Instant
B-2						

FIRE DEPARTMENT CONNECTIONS

B-5 Fire Department Connections visible, accessible, and identification plate in place:  
(Quarterly) (13.8.1)

YES

B-6 Fire Department Connections in satisfactory condition, couplings free, caps or plugs in place and check valves tight: (Quarterly)(13.8.1)

YES

HYDRAULIC NAME PLATE AND GAUGES

B-7 Hydraulic name plate attached: (Annually)(5.2.5)

YES

B-8 Gauges functional & within 5yr. limit: (Monthly/Quarterly) (13.2.7)

YES

ALARMS

C-1 Alarm devices pass visual inspection (Quarterly) (5.2.4)

YES

C-2 Valve supervisory switches operate: (Semi-annually) (13.3.3.5.1)

YES

C-3 Water motor gong operate: (Quarterly)(13.2.6.1) (5.3.2.1)

N/A

C-4 Electric bell operate properly: (5.3.3.1)

YES

C-5 Water flow alarm switch operate: (Semi-annually) 5.3.2.3)

YES

C-6 Time to ring alarms: (range)

55

C-7 Alarm panel reset properly: (NFPA 72)

YES

C-8 Monitoring restored: (NFPA 72)

YES

C-9 Alarm panel clear after testing (NFPA 72)

YES

C-10 System left in service:

YES

C-11 Inspection tag in place

YES

C-12 Time for monitoring to receive signals (NFPA72)

90

PIPING, HANGERS, & SPRINKLERS (TO BE ANSWERED ANNUALLY)

D-1 Building areas protected by a wet system, heated, including its blind attics and perimeter areas, where accessible: (4.1.2)

YES

D-2 Pipe and fittings appear to be in good condition free from external loads, mechanical damage, leakage, and corrosion: (5.2.2.1)

YES

D-3 Hangers and seismic braces appear to be free from damage, and are not loose: (5.2.3)

YES

D-4 Sprinkler systems have been extended to all visible areas of the building:

YES

D-5 Do sprinklers generally appear to be free of damage, corrosion, paint, or loading and visible obstructions, and is all trim assembly in place: (5.2.1.1.1)

YES

D-6 Proper clearance between the top of all storage and the sprinkler head deflector: (5.2.1.2)

YES

D-7 Spare head supply installed with appropriate number of sprinklers and head wrench? (5.2.1.4)

YES

D-8 All sprinklers in building less than 50 years old or all quick response sprinklers less than 20 years old. (5.3.1.1 & 5.3.1.1.1.3))

YES

D-9 If representative sample of sprinklers have been tested: 50 years for standard response, and 20 years for quick response, what date was this completed?

D-10 If building contains dry sprinklers, have they been in service for 10 years or less, or has representative samples been tested: (5.3.1.1.1.6)

N/A

D-11 Sprinklers installed in areas free from harsh environments, including corrosive atmospheres & corrosive water supplies: (5.3.1.1.2)

YES

D-12 Antifreeze solution checked to provide adequate freeze protection: (5.3.3)

N/A

Device List

☒ Inspect

☒ Test

Area	Location	Type	Size	Make/Model	Pass/Fail	Remarks
FACP located in Game Rm Closet.  Monitoring: Rapid Response 1-800-932-3822 Act# P74-5514 Passcode: 5514  Pull Nac wire #3 or #4 for Silent Testing						

Area	Location	Type	Size	Make/Model	Pass/Fail	Remarks
Parking Lot	City Connection	OS&Y Valve	8"	Kennedy	Pass	Piper Locked/Skelton Key
Parking Lot	City Connection	OS&Y Valve	8"	Kennedy	Pass	Piper Locked/Skelton Key
Riser Room	Game Room Closet	Butterfly Valve	4"	Nibco/Grooved	Pass	Supervised
		Flow Switch	4"	System Sensor WFD40 / U-bolt	Pass	55 Seconds
		Check Valve	4"	Reliable Model G / GxG	Pass	Ok
		Check Valve	4"	Reliable Model G / GxG	Pass	Ok
	(2x) System Gauge	Gauge	1/4"	300 PSI Air/Water	Pass	Dated 2022
North Side Of Building		Electric Bell	6"	120v/Unable to Read	Pass	Ok
ITV in gym room janitor closet ceiling, need 6' Ladder						
FDC is in wall Siamese Connection Located at North Side of Bldg, Approx 18" of Dry Pipe						
Head Type Installed: Rasco, R3616, Chrome, Pendant, QR, 155 degree, 1/2", dated 2007						

## Recommended Improvements

### NFPA 13 OBSERVATIONS & NOTES:

### TECHNICIAN COMMENTS & RECOMMENDED IMPROVEMENTS:

The system was restored to normal operation & all control valves left in the open position on:

Date:

Time:

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S REPRESENTATIVE.

Name of Owner or Representative:

Date:

Owner or Representative Signature:

Technician's Name:

Date:

Technician's Signature:

This testing was performed in accordance with the applicable Florida adopted NFPA 25 2017 Standard.

For facilities that fall under the jurisdiction are utilizing other standards, such as Hospitals & other Healthcare facilities, please refer to the applicable Joint Commission Accreditation Standards under; Environment of Care: EC.02.03.05 and their perspective Elements of Performance: (EP1 - EP28).

## Deficiencies & Comments / Wet Based Systems

No activities found



## Pool Table Pete

(813) 966-1976

pooltablepete@gmail.com

www.pooltablepete.com



# INVOICE

### BILL TO

Concord Station  
Community Development  
District  
5844 Old Pasco Road  
Suit 100  
Wesley Chapeel, FL  
33544

INVOICE # 1496

DATE 03/04/2023

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	8ft championship	Pool Table Felt & installation	1	475.00	475.00

---

SUBTOTAL	475.00
TAX	0.00
TOTAL	475.00
BALANCE DUE	<b>\$475.00</b>

**RECEIVED**  
03/24/23

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
4/1/2023	INV0000078848

**Bill To:**

CONCORD STATION CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00460

[illegible]

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
3/31/2023	INV0000078946

Bill To:

Concord Station CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

Services for the month of		Terms	Client Number
March		Upon Receipt	04004
Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$9,481.31	\$9,481.31
		Subtotal	\$9,481.31
		Total	\$9,481.31

RECEIVED  
04/03/23

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
3/31/2023	INV0000078973

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	04004

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	25.00	\$1.00	\$25.00
Auto Mileage & Travel	58.95	\$1.00	\$58.95
		<b>Subtotal</b>	\$133.95
		<b>Total</b>	\$133.95

**RECEIVED**  
04/06/23

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
4/14/2023	INV0000079449

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	04004

[illegible]



**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
4/20/2023	INV0000079460

**Bill To:**

CONCORD STATION CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00460

Description	Qty	Rate	Amount
Excess Meeting Time (over contract limit) 3hrs 31min. 4-13-2023	0.50	\$175.00	\$87.50
Subtotal			\$87.50
Total			\$87.50

**RECEIVED**  
04/20/23



Invoice

7643 Gate Parkway  
Suite# 104-167  
Jacksonville, FL 32256

Date	Invoice #
4/1/2023	7692

Bill To

Concord Station CDD  
3434 Colwell Ave  
Ste 200  
Tampa, FL 33614

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Quarterly Fountain Maintenance on 2 Fountains-2nd Qtr	375.00	375.00
		<b>Balance Due</b>	\$375.00

RECEIVED  
03/31/23



# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-65921  
Invoice Date: 4/1/2023

Bill

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 4/1/2023  
Due Date 5/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 4/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,479.00	3,479.00
April Billing					
4/1/2023 - 3/31/2024					
LABTEST - 4 Sites Determined with Client					

RECEIVED  
04/02/23

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 3,479.00

**Subtotal:** 3,479.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 3,479.00



# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-65962  
Invoice Date: 4/1/2023

Bill

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 4/1/2023  
Due Date 5/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 4/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	513.00	513.00
April Billing					
4/1/2023 - 4/30/2023					
Wetland-ALL					

RECEIVED  
04/02/23

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 513.00

**Subtotal: 513.00**  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total: 513.00**



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-66162  
Invoice Date: 4/1/2023

Bill

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 4/1/2023  
Due Date 5/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 4/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	6,247.00	6,247.00
April Billing					
4/1/2023 - 4/30/2023					
Lake-All					

**RECEIVED**  
04/02/23

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 6,247.00

**Subtotal: 6,247.00**  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total: 6,247.00**





# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-65919  
Invoice Date: 4/1/2023

Bill

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 4/1/2023  
Due Date 5/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 4/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,595.00	2,595.00
April Billing					
4/1/2023 - 4/30/2023					
Mt-ALL (4xMonth)					

RECEIVED  
04/02/23

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,595.00

**Subtotal:** 2,595.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 2,595.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

3434 Colwell Ave., Suite 200

Tampa, FL 33614

March 30, 2023

Client: 001004

Matter: 000001

Invoice #: 22920

Page: 1

RE: General Matters

For Professional Services Rendered Through March 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/16/2023	WAS	REVISIONS TO POOL SERVICES CONTRACT; COMMUNICATIONS WITH D. WALLACE RE EXHIBITS TO POOL SERVICES CONTRACT.	0.5	\$152.50
2/21/2023	JMV	REVIEW COMMUNICATION FROM S. CHRISTIE; TELEPHONE CALL WITH D. WALLACE RE: CDD MEETING PROCEDURES.	0.4	\$122.00
2/22/2023	JMV	REVIEW COMMUNICATION FROM D. WALLACE; TELEPHONE CALL WITH D. WALLACE RE: CDD RECORDS; REVIEW COMMUNICATIOIN FROM K. CLARS; REVIEW CDD FINANCIAL STATEMENTS.	0.7	\$213.50
2/23/2023	JMV	REVIEW COMMUNICATION FROM D. KRONICK; REVIEW LEGAL NOTICE.	0.2	\$61.00
2/24/2023	JMV	TELEPHONE CALL WITH D. WALLACE RE: CDD BOARD MEETING.	0.3	\$91.50
2/27/2023	MKS	TELEPHONE CONFERENCE WITH RESIDENT RE MARCH 9 BOARD MEETING.	0.3	\$91.50
2/28/2023	WAS	COMMUNICATION WITH D. WALLACE REGARDING UPDATED PROPOSAL FOR POOL SERVICES AGREEMENT.	0.2	\$61.00
2/28/2023	KCH	REVIEW OF SUN COAST RUST ORIGINAL AGREEMENT, ADDENDUM, AND ASSOCIATED MAP; PREPARATION OF UNIFORM AGREEMENT FOR SUN COAST RUST CONTROL, INC.	1.5	\$457.50
3/2/2023	JMV	TELEPHONE CALL FROM D. WALLACE RE: PUBLIC RECORDS REQUESTS.	0.3	\$91.50

March 30, 2023

Client: 001004

Matter: 000001

Invoice #: 22920

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/6/2023	JMV	REVIEW COMMUNICATION RE: CDD BOARD MEETING, PUBLIC RECORDS REQUESTS AND MAINTENANCE ITEMS.	0.3	\$91.50
3/7/2023	JMV	REVIEW RECORDS REQUESTS; CONFERENCE CALL WITH S. CHRISTIE AND D. WALLACE.	0.5	\$152.50
3/8/2023	JMV	REVIEW AGENDA PACKET AND PREPAREE FOR CDD BOARD MEETING.	0.6	\$183.00
3/9/2023	JMV	TELEPHONE CALL WITH S. BRLETIC; PREAPARE FOR AND ATTEND CDD BOARD MEETING.	6.1	\$1,860.50
3/10/2023	WAS	COMMUNICATIONS WITH D. WALLACE REGARDING UPDATED PROPOSAL FROM VENDOR FOR POOL MAINTENANCE AGREEMENT.	0.2	\$61.00
3/13/2023	JMV	REVIEW COMMUNICATION FROM QUIROZ; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$91.50
3/15/2023	WAS	COMMUNICATIONS WITH D. WALLACE REGARDING UPDATED PROPOSAL FROM VENDOR FOR POOL MAINTENANCE AGREEMENT.	0.1	\$30.50
Total Professional Services			12.5	\$3,812.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2023	Photocopies	\$1.05
Total Disbursements		\$1.05

RECEIVED  
03/30/23

March 30, 2023  
Client: 001004  
Matter: 000001  
Invoice #: 22920

Page: 3

---

Total Services	\$3,812.50
Total Disbursements	\$1.05
Total Current Charges	\$3,813.55
Previous Balance	\$3,544.75
Less Payments	(\$3,544.00)
<b>PAY THIS AMOUNT</b>	<b>\$3,814.30</b>

*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22735	March 01, 2023	\$0.75	\$0.00	\$0.00	\$0.00	\$3,814.30
Total Remaining Balance Due						\$3,814.30

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,814.30	\$0.00	\$0.00	\$0.00



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
4/1/2023	9179

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
April 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,950.00	1,950.00
1	Splash Pad Service	350.00	350.00

Thank you for your business.

Phone #

(727) 271-1395

**RECEIVED**  
04/03/23

**Total**

\$2,300.00

Suncoast Rust Control, Inc.

**8040 118th Avenue North  
Largo, FL 33773**

# INVOICE

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Date	Invoice #
2/1/2023	05384
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
3/3/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,135.00	1,135.00
Thank you for your business.			Total: \$1,135.00	

<b>Balance Due</b>	<b>\$1,135.00</b>
--------------------	-------------------

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Suncoast Rust Control, Inc.

**8040 118th Avenue North  
Largo, FL 33773**

# INVOICE

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Date	Invoice #
3/1/2023	05465
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
3/31/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,135.00	1,135.00
Thank you for your business.			Total: \$1,135.00	

**Balance Due** \$1,135.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Suncoast Rust Control, Inc.

**8040 118th Avenue North  
Largo, FL 33773**

# INVOICE

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Date	Invoice #
4/1/2023	05572
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/1/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,135.00	1,135.00
Thank you for your business.			Total: \$1,135.00	

**Balance Due** \$1,135.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355  
Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/29/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
03/29/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$121.60		0000278550	

RECEIVED

## PAYMENT DUE UPON RECEIPT

APR - 3 2023

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/29/23	03/29/23	0000278550	Times	Legals CLS	Meeting	1	2x50 L	\$117.60
03/29/23	03/29/23	0000278550	Tampabay.com	Legals CLS	Meeting AffidavitMaterial	1	2x50 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
03/29/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
03/29/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$121.60		0000278550	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

CONCORD STATION CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

0000278550



**Tampa Bay Times**  
Published Daily

RECEIVED

APR - 3 2023

STATE OF FLORIDA  
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting** was published in said newspaper by print in the issues of: **3/29/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **03/29/2023**


Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF AUDIT REVIEW COMMITTEE MEETING  
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Concord Station Community Development District will hold their regular meeting on April 13, 2023 at 6:30 p.m. at the Concord Station Clubhouse, located at 18636 Mentmore Blvd., Land O'Lakes FL 34638. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

A copy of the agenda for this meeting may be obtained by contacting the Concord Station District Manager by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by telephone at (813) 533-2950, or by visiting the District's website at [www.concordstationcdd.com](http://www.concordstationcdd.com).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff of the Districts may participate by speaker telephone.

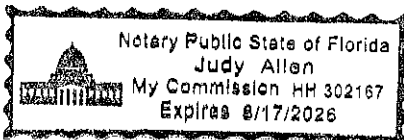
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the Belmont or Belmont II District Offices at least forty-eight (48) hours prior to the meeting by contacting: (1) the Belmont District Manager at (813) 344-4844; (2) the Belmont II District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the Belmont or Belmont II District Managers.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of the proceeding and that accordingly, the person may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which such appeal is to be based.

Debby Wallace  
District Manager

Run Date: 3/29/2023

0000278550





# INVOICE

**Customer ID:****17-45064-33006**

Customer Name:

CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT

Service Period:

04/01/23-04/30/23

Invoice Date:

03/23/2023

Invoice Number:

0838399-1568-9

**How to Contact Us****Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Apr 22, 2023**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$81.87**

If payment is received after  
04/22/2023: **\$ 86.87**

**Previous Balance**

81.87

+

**Payments**

(81.87)

+

**Adjustments**

0.00

+

**Current Invoice  
Charges**

81.87

=

**Total Account  
Balance Due****81.87****DETAILS OF SERVICE****Details for Service Location:**

Concord Station Community Development District, 18636 Mentmore Blvd,  
Land O Lakes FL 34638-7978

**Customer ID: 17-45064-33006**

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	04/01/23		1.00	81.87
<b>Total Current Charges</b>				<b>81.87</b>



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA  
WM OF PASCO COUNTY  
PO BOX 42930  
PHOENIX, AZ 85080  
(800) 255-7172  
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/23/2023	0838399-1568-9	<b>17-45064-33006</b>
Payment Terms	Total Due	Amount
Total Due by 04/22/2023	\$81.87	
If Received after 04/22/2023	\$86.87	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*

Your bank account will be drafted \$81.87.

1568000174506433006008383990000000818700000008187 1

10290C96

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**  
**AS PAYMENT AGENT**  
**PO BOX 4648**  
**CAROL STREAM, IL 60197-4648**



383-0284914-1568-4

## **Tab 11**

Update on Playground

## **Tab 12**



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300



1-800-851-8754  
[www.pascovotes.gov](http://www.pascovotes.gov)

April 26, 2023

Debby Wallace, District Manager  
District Office  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614

Dear Debby Wallace:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

• Concord Station Community Development District	3,223
• Connerton East Community Development District	141
• Copperspring Community Development District	708
• Lakeside Community Development District	1,388
• Long Lake Reserve Community Development District	547
• Mitchell Ranch Community Development District	512
• Talavera Community Development District	1,316

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162



## **Tab 13**



THE PAMPERING PLUMBER  
13128 STATE ROAD 54  
ODESSA, FL 33556

Phone: (813) 926-0707  
Fax: (813) 926-0609  
INFO@PAMPERINGPLUMBER.COM  
WWW.PAMPERINGPLUMBER.COM

Bill to  
**CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT**  
5844 OLD PASCO ROAD  
SUITE 100  
WESLEY CHAPEL, FL 33544

Ship to  
**CONCORD STATION CLUBHOUSE**  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638

#### Work Summary

Supply and install WSF model # words-2 - 0 Beige Shower tower . Will need 2 trips 1 to dismantle existing unit and prepare for new unit . Anchoring (etc) 2 - people both trips . 1st 3 hrs. 2nd 10hrs . Lb 13 tp 551.98. Does not include installation of concrete slab needed for installation of shower tower.

#### Quote #: q1066

Item	Description	Quantity	Price	Amount
T99999	Supply and install WSF model # Wods 2-0 beige Shower tower to Specifications. Does not include concrete slab. Needed for new shower tower.	1	\$7,128.35	\$7,128.35

Subtotal: \$7,128.35

Tax: \$0.00

Total: \$7,128.35

Payments: \$0.00

Bid is based on only what is specifically listed.

Contractor does not provide a warranty on homeowner supplied material.

Contractor reserves the right to quote additional labor if applicable for homeowner supplied materials.

Bid does not include permit fees of any kind unless specifically listed.

Bid does not include any demolition and removal of debris unless specifically listed.

Bid does not include any excavation equipment that may become necessary due to site conditions unless specifically listed.

In exchange for the plumbing services to be rendered by The Pampering Plumber, client certifies and agrees that the plumbing services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold-related damages resulting from the plumbing services due to plumber error.

Item cancellation may result in a 25% restock fee. Initial \_\_\_\_\_

All change orders received prior to start the project are to be invoiced as per draw schedule.

All change orders received after starting project are to be invoiced 95% immediately upon receipt of signed change order.

A 25% non-refundable deposit is required immediately upon acceptance of proposal.



THE PAMPERING PLUMBER  
13128 STATE ROAD 54  
ODESSA, FL 33556

Phone: (813) 926-0707  
Fax: (813) 926-0609  
INFO@PAMPERINGPLUMBER.COM  
WWW.PAMPERINGPLUMBER.COM

Draw schedule: 25% due upon acceptance, balance due upon completion.

## Authorization

I hereby authorize the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment. Customer understands that damages may occur in remodel installations and repairs on an existing plumbing system and further agrees that plumbing contractor will not be held responsible for such damages. Customer also understands that plumbing contractor will do their absolute best to avoid any and all damages. Customer understands and agrees that the plumbing contractor will not be held liable for any consequential damages that may occur during plumbing installations and services. In exchange for plumbing services to be rendered by The Pampering Plumber, company certifies and agrees that the plumbing services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold-related damages resulting from the plumbing services.

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## Acceptance

I accept the services performed are to my satisfaction. Warranty: All materials supplied by The Pampering Plumber are covered by the manufacturers written warranty. The Pampering Plumber workmanship and labor are warranted for 90 days unless otherwise specified. Stoppages are not warranted unless lines have been video taped in which case they will be warranted for 90 days.

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## **Tab 14**

**Concord Station  
Law Enforcement Budget  
Fiscal Year 2023-2024**

**Personal Services:**

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
<b>Total Salary:</b>			<b>70,548</b>	
<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>		
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	29.60%		21,846	
Group Health/Life Insurance	10,500.00		<u>10,500</u>	
<b>Total Benefits:</b>			<b>41,248</b>	

<b>Total Personal Services:</b>	<b>111,796</b>
---------------------------------	----------------

**Operating Expenses:**

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,710
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	525
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	1,320
Sig/Shotgun/Carbine w/accessories	422
Axon License/Maintenance - BWC & Taser w/battery pack, cartridges, w	3,100
Laptop	385
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

<b>Total Operating Expenses:</b>	<b>14,846</b>
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**Capital:**

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
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<b>Total Capital:</b>	<b>6,160</b>
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<b>Total Estimate Sheriff's Office Costs - CONTRACT TOTAL</b>	<b>132,802</b>
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## **Tab 15**





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

May 12, 2023

To Board of Supervisors  
Concord Station Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Concord Station Community Development District, Pasco County, Florida ("the District") for the fiscal years ended September 30, 2023, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Concord Station Community Development District as of and for the fiscal years ended September 30, 2023, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,500 for the September 30, 2023 audit. The fees for fiscal year 2024, 2025, 2026 and 2027 will not exceed \$3,600, \$3,700, \$3,800 and \$3,900, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Concord Station Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Racquel McIntosh

RESPONSE:

This letter correctly sets forth the understanding of Concord Station Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

## **Tab 16**



**From:** Jeremy Baczkiewicz <[jeremy@suncoastlawfirm.com](mailto:jeremy@suncoastlawfirm.com)>  
**Sent:** Friday, May 19, 2023 11:12 AM  
**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>  
**Subject:** [EXTERNAL]Concord Station CDD

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Please see the attached requested copy of my resume.

--

Jeremy D. Baczkiewicz JD, MBA

Suncoast Law Firm

18346 Holland House Loop

Land O Lakes, FL 34638

(813) 812-5298

[www.suncoastlawfirm.com](http://www.suncoastlawfirm.com)

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**Jeremy Baczkiewicz JD, MBA, CPCU, ARe**

Land O Lakes, FL 34638

[jeremy@suncoastlawfirm.com](mailto:jeremy@suncoastlawfirm.com)

Accomplished leader with solid history of success leading high performing teams and driving strong results. Extensive background in Insurance Management, leading Underwriting teams and managing regulatory and legal compliance. Extensive experience in managing key relationships for vendor management, re-insurer audits, market conduct exams, and state filing officers.

**Experience:**

---

**Slide Insurance Company** Tampa, FL  
*Senior V.P. of Underwriting & Product*

**2021-Present**

Responsible for managing all aspects of underwriting and product management at Slide.

**Underwriting & Product Management**

Design create, draft and file all forms and rating programs for Slide. Developed proprietary custom forms to thrive in unique Florida market. Use 5+ trillion dollar dataset to develop a custom by-peril rating program for deployment to new states. Worked with Business analyst team to design and write specifications for new DuckCreek policy management system program. Find, develop and manage third party relationships with vendors and suppliers. Negotiate company contracts and draft NDAs and regulatory documents. Serve as corporate Secretary and handle regulatory licensing and corporate filings. Write corporate policies and procedures. Hire team of Underwriters and product managers to build out department capabilities. Responsible for all aspects of P&L for Florida and SC programs. Managed profit in first year of startup with two hurricanes. Worked with Risk Management team to design reinsurance structure. Reviewed and approved all reinsurance agreements. Set up captive reinsurance program with Bermuda offshore management group.

**Suncoast Law Firm** Land O Lakes, FL  
*Founder and Chief Executive Officer*

**2017-Present**

Founder of local Small Business law firm representing small businesses in formation, regulatory compliance and corporate disputes. Assisted many local small business in growing and developing from their startup phase to prospering operations in the community. Handle commercial real estate lease negotiation and contract drafting. Real estate deed transfer and transacting. Foreign real estate investment and off-shore trust drafting.

**Allied Trust Insurance Company** Tampa, FL  
*V.P. of Underwriting & Compliance*

**2017-2021**

Responsible for managing all aspects of underwriting and company regulatory and legal compliance.

**Underwriting**

Manage a team of 6 underwriters and the relationship with third party customer service provider. Main liaison for agency partners with escalations on Underwriting issues. Draft department of insurance complaint responses. Negotiate all vendor contracts for underwriting data and system integrations. Write all underwriting guidelines and manuals. Draft all insurance contracts including HO-3, DP-3, HO-6, Umbrella and all endorsements and special provisions for these products. Coordinate new product rollouts with product management, and business analysts and IT to ensure cohesive business strategy. Act as WYO program coordinator.

**Compliance/Legal**

Filed Federal Trademark and processed all office actions for Allied Trust service mark. Managed TDI and LDI audits, market conduct exams, and re-insurer audits. Drafted all policy forms. Researched all state laws and regulatory guidelines to train appropriate department personnel on compliance best practices. Review and edit all vendor agreements, drafted all NDAs for securities and non-securities transactions. Drafted corporate resolutions and meeting minutes. Reviewed and managed agreements for capital raises, and re-insurance contracts. Drafted real estate sub-lease for office move. Managed State Licensing requirements, created new entities, obtained proper licenses, and managed annual filings for each entity. Drafted Form B, C, D, F and Corporate Governance Annual Disclosure filings. Managed compliance with debt covenants.

Consulted with Claims on litigation files, provided legal opinions, discussed and referred matters to outside counsel. Recommended litigation strategy.

**Key Contributions:**

- Negotiated substantial discount on LexisNexis contracts resulting in over \$750,000 savings over 3 years.
- Developed all aspects of TX and LA Umbrella program including unique contract drafting, pricing, market research, profit modeling, and negotiated quota share contract with re-insurance partner.
- Developed drone inspection program to identify pre-existing hail damage on roofs using third party A/I.
- Developed and Managed initiatives to improve insurance to value ratio to 100% ITV on the book.
- Developed standards and protocols improving underwriter efficiency 4-5x during tenure.
- Filed for and Achieved Approval for Allied Trust to be a NFIP Write Your Own carrier.
- Mapped PIF to identify and proactively provide policy information to claims and actuary during impending storms.

**Mercury Insurance Group, Clearwater, FL**

**2004 - 2017**

*Manager of HO and Package Policies, Eastern Region*

Responsible for all aspects of Underwriting management. Managed teams of auto and property underwriters (32), two supervisors, underwriter assistants and trainees. Managed relationship with regulators for market conduct exams in Eastern Region. Managed, NY, NJ, VA, GA, FL, and PA books of business. Responsible for drafting underwriting guidelines, procedures, and policy manuals. Consulted and drafted language for policy forms, endorsements, and conducted analytics for new products and states. Managed relationships with vendors, agency partners, staff and managed interdepartmental teams.

**Key Contributions:**

- Turned \$150m Book of Business at 113% Combined to Profitable within 2 years through implementation of key underwriting initiatives after analyzing results.
- Developed web based procedure manual coded by hand to replace inefficient paper process. (HTML/JAVA)
- Directed development and deployment of data warehouse project in conjunction with MicroStrategy implementation team. Drafted all data dictionary terms.
- Developed key report to manage agency metrics and underwriting book. (Excel and V.B. coding)
- Managed system conversions and integrations, transition from legacy AS400 systems to Duck Creek, Phoenix, an internally developed system and ultimately Guidewire. First Company to integrate all three Guidewire components.
- Managed FL PIP sunset and sunrise contract forms, drafted endorsements to change from sinkhole to CGCC coverage.

**Education:**

---

**Stetson University College of Law, Gulfport, FL**

**2013 - 2017**

*Juris Doctor, Concentration in International Law*

Honors/Activities: *Sr. Associate, Stetson Law Review*  
*3<sup>rd</sup> Place Oralist, Phelps Dunbar Appellate Advocacy Competition*  
*Rank: Top 10%, 21/215, 3.56 GPA*

*Study Abroad:* Truman Bodden Law School, George Town, Grand Cayman Islands  
Trial Advocacy Summer Program, Oxford University, Oxford, U.K.

**University of Tampa, Tampa, FL**

**2003 - 2005**

*Master of Business Administration, Concentration in Finance*

Honors/Activities: *GPA 3.5*  
*Graduate Assistant: Taught Microsoft Office Course to Freshmen*

**State University of New York at Buffalo, Buffalo, NY**

**2000 - 2003**

*Bachelor of Science: Business Administration, 2003, Concentration in Finance*

Honors/Activities: GPA 3.41

Stewart Management Honors Scholar

*Member*, Financial Management Association

*Member*, Golden Key National Honors Society

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**Designations:**

- ARe Designee – Associate in Reinsurance (2021)
- CPCU Designee – Chartered Property Casualty Underwriter (2011)
- AINS Designee – Associate in General Insurance, AICPCU (2009)

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**Volunteer and Activities:**

- *Member*, Concord Station Resident's Council – Land O Lakes, FL (2008-2010)
- *Volunteer*, Habitat for Humanity of Pinellas and Hillsborough County (2013 -2014)
- *Volunteer*, Federal Public Defender's Office Clemency Project (2014)
- *Treasurer*, Stetson Law Part-Time Student Society (2014)
- *Intern*, Bay Area Legal Services iLawyer Clinics (2016-2017)
- *Pro-Bono Attorney*, <https://florida.freelegalanswers.org/> (2017-Present)

**From:** Jess LaBarbera <[jlabarbera2000@gmail.com](mailto:jlabarbera2000@gmail.com)>  
**Sent:** Saturday, April 15, 2023 10:31 AM  
**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>; [angel@flbedbugexperts.com](mailto:angel@flbedbugexperts.com);  
[vimalpersad@gmail.com](mailto:vimalpersad@gmail.com)  
**Subject:** [EXTERNAL]Declaration of candidacy

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Do not click links or open attachments unless you recognize the sender and know the content is safe.  
Please use the Phish Alert! button to report suspicious messages.

Hello Debby,  
I hope this email finds you well. Please see the attached letter which provides my declaration of candidacy for the Concord Station CDD Board.

Please advise if any further action is necessary.

Respectfully,  
Jessica LaBarbera  
813-464-4443  
18520 Snowdonia Dr.

Jess LaBarbera

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14 April, 2023

Concord Station CDD Board,

My name is Jessica LaBarbera. My address is 18520 Snowdonia Dr., and I have been a resident of Concord Station since 2012. The purpose of this letter is to advise you of my intent to run for a seat on the Concord Station Community Development District Board.

As a longtime resident of Concord Station, I have a vested interest in the continuous growth and development of our community. I believe that Concord Station is truly the ideal place for anyone to live, as the people who reside in this community are exceptional. However, I believe there are many areas of opportunity for improvement, and I believe I am the ideal person to help with said improvements.

I bring a strong background in leadership, operations, as well as banking. I have been employed by TCM Bank, NA since 2008. My current role within the organization is an Underwriter III, where I underwrite credit card applications for both consumer and business accounts. I also manage a team of 8 and specialize in conflict resolution. On May 5<sup>th</sup>, 2023, I will be graduating from Hillsborough Community College with my A.A. in Business Management and a 4.0 GPA.

While I don't have experience serving on a Board, I do have experience servicing the community. The organization I am employed with is a community bank, and therefore we are very active in the community. I partner with, and serve, several local charity organizations such as Meals on Wheels, Habitat for Humanity, and Joshua House, to name a few. My strong roots in community activism are what drive me to want to be a part of our community Board. There would be no greater honor than to serve my own community, the community in which I am raising my children.

I have a strong passion for people, and a desire to get things accomplished. I believe the voices in our community deserve to be heard and the decisions made by the Board should reflect those voices. I believe there should be total transparency between the Board, Management Company, and residents within the community. With these values in mind, I would like to formally notify you that I am declaring my candidacy for a position on the Board. I appreciate your time and attention to this matter.

Respectfully,

Jessica LaBarbera  
18520 Snowdonia Dr.  
Land O Lakes, FL 34638  
813-464-4443



**From:** cptmars <cptmars@yahoo.com>

**Sent:** Friday, May 19, 2023 1:54 PM

**To:** Debby Bayne-Wallace <dbwallace@rizzetta.com>; cptmars@yahoo.com

**Cc:** Diana Kronick <DKronick@rizzetta.com>

**Subject:** RE: [EXTERNAL]Rizzetta: Concord Station [#296]

Debbie,

I should be able to attend. Please provide address, I am relatively new to the community. Please find my resume attached and note: This resume is tailored for a very specific military-civilian position. Additionally, I was once an at-large board member of a self-managed HOA and served as interim president.

Vr

Lyndon

(614) 353-7953

## **LYNDON E. MARSHALL**

4266 Shrewbury Pl Land O' Lakes FLKY 34630 / 614-353-7953 / cptmars@yahoo.com

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Analytical leader seeking a Global Force Management Analyst position. Possessing more than 20 years of cross-functional team leadership experience; working horizontally and vertically across organizations designing and implementing strategic plans supporting a diverse menu of initiatives.

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### **SPECIALIZED SKILLS TRAINING AND EDUCATION**

Global Force Management Branch Chief experience, overseeing all GFM planning functions to include preparation and submission of annual and emergent Requests for Forces. Lead action officer coordinating the organization's execution of the Secretary of Defense's Global Force Management Implementation Guidance and allocation plans. Routinely reviewed, briefed senior leaders, and entered force requirements into the Joint Capabilities Requirements Manager system of record to ensure the assignment and/or allocation of forces needed to perform Combatant Command missions.

### **PROFESSIONAL EXPERIENCE**

Chief, Force Management, V Corps, Fort Knox, KY, Jul 20 – Present  
Chief, Global Force Management Branch, US Northern Command/NORAD, Peterson AFB, CO, Sep 18 – Jun 20  
Force Management Instructor/Curriculum Developer for the Department of Logistics and Resource Operations (DLRO) Directorate, Command General Staff College (CGSC), Fort Leavenworth, Kansas, Aug 15 – Jun 18  
Branch Chief, Requirements Determination Division, Capabilities Development and Integration Directorate, MCCOE, U.S. Army Combined Arms Center, Ft. Leavenworth, KS, Jun 14-Jul 15  
Force Management Officer, US Army North, Ft. Sam Houston, TX, Jun 12 – Jun 14  
Force Management Officer, I Corps, Joint Base Lewis-McChord, WA, May 11 – Jun 12  
Force Management Officer, US Army South, Ft. Sam Houston, TX, Mar 10 – Apr 11  
Executive Officer, HQDA, G-3/5/7 DAMO-CI, Apr 2007 – Apr 2010  
Senior Fielder, PMO- Defense Travel System, Arlington, VA, May 2004- Apr 2007  
Civil Affairs Officer, HHD, OEF SPT Element, Bagram, Afghanistan, Jun2003 – Jan 2004  
Pharmaceutical Sales Management, Novavax, Jan 1999 – Jun 2002  
Key Account Executive, AirTouch Cellular, Columbus, OH, Nov 1996 – Jun 1998  
Fleet Service Agent, American Airlines (PT), Jan 2001-Present  
Lottery Sales Agent, Ohio Lottery Commission, Oct 1989 – Nov 1996

### **CLEARANCE**

## **CIVILIAN EDUCATION**

MBA, Columbia Southern University, 2013  
BS, Education, Ohio State University, 1990

## **MILITARY EDUCATION**

Joint Staff College, Joint and Combined Warfighting School, 2018  
Defense Acquisition University, Capabilities Developers Course, 2015  
Defense Support of Civil Authority, 2012  
Army Force Management School, Force Management Qualification Course, Ft. Belvoir, Virginia, 2010  
U.S. Army Command & General Staff College, Resident Program, ILE, 2008  
Defense Acquisition University, Contracting Officer Representative Course, 2008  
Defense Acquisition University, Acquisitions Logistics Foundations, 2005  
U.S. Air Force Joint Special Operations University, Joint Civil-Military Operations, 2002  
U.S. Army JFK Special Warfare Center and School, Civil Affairs Course, 2001  
Army Reserve Component Combined Arms and Services Staff School, 1996  
U.S. Army Military Police Officer Advanced, 1994  
U.S. Army Military Police Officer Basic, 1989

## **TEACHING EXPERIENCE**

U.S. Army Command and General Staff College, Department of Logistics and Resource Operations, Ft. Leavenworth, KS, Instructor, Aug 15 to Jun 18.  
UTSA, Assistant Professor of Military Science, 2003

## **ORGANIZATIONS AND SOCIETIES**

Ohio State Alumni Association

## **AWARDS, DECORATIONS, AND HONORS**

Bronze Star  
Defense Meritorious Service Medal  
Meritorious Service Medal (2nd award)  
Joint Service Commendation Medal  
Army Commendation Medal  
Joint Service Achievement Medal  
Army Achievement Medal (3rd award)  
Army Meritorious Unit Citation  
Army Superior Unit Award  
Army Reserve Components Achievement Medal  
National Defense Service Medal  
Afghanistan Campaign Medal  
Global War on Terrorism Expeditionary Medal  
Global War on Terrorism Service Medal

Armed Forces Reserve Ribbon  
Army Service Ribbon  
Overseas Service Ribbon (3 tours)  
Army Reserve Components Overseas Training Ribbon (7<sup>th</sup>)  
NATO ISAF Medal

**From:** Mike Murphy <mmurphymba@yahoo.com>

**Sent:** Thursday, May 11, 2023 2:03 PM

**To:** Debby Bayne-Wallace <dbwallace@rizzetta.com>; Diana Kronick <DKronick@rizzetta.com>

**Subject:** [EXTERNAL]Michael Murphy resume'

**NOTICE: This email originated from outside of the organization.**

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Debby and Diana:

Here is my resume' for positions that are still open on the CDD Board. I would like you to look at it and consider me for those positions.

Please call me with any questions. (813-765-2210)

Thank you,

Michael Murphy

**Michael Daniel Murphy**  
5229 White Chicory Drive  
Apollo Beach, FL, 33572  
Mobile: 813-765-2210,  
Email: [mmurphymba@yahoo.com](mailto:mmurphymba@yahoo.com)

## **EDUCATION**

**Liberty University – Lynchburg, VA**  
**PhD Finance-all required classes (w/o dissertation)**

**Masters in Business Administration with honors**  
**Major: Finance**

**Miami University – Oxford, OH**  
**Bachelor of Science in Business**  
**Major: Accounting**

**Neumann High School – Buffalo, NY**  
**New York State Regents Diploma with honors**  
**National Honor Society**

## **SUMMARY OF QUALIFICATIONS**

**Forty-one years of Management experience. Twenty eight years of commissioned service as a Naval Reserve Officer, 11 years as a Naval Commander,** with extensive knowledge in Contracts, Information Security, Electronic Records Management Systems, Records Declassification, Training, Exercises, Records Archiving, FOIA and Lessons Learned reporting.

**Thirty-six months HOA President, The Greens Subdivision, Tampa FL**

Fifty months as the USEPA's Record Manager, New York City office.

Twenty-one months as US Navy's Senior Records Manager and Electronic Records Administrator for the Navy's HP TRIM database, supervising nine personnel.

Twenty-six months as a Electronic Records Manager and Technical Lead at USCENTCOM in the Records Management / Freedom of Information / Records Declassification Branch.

A total of thirteen years of at US Central Command, US Special Operations Command and US Special Operations Command Central - Tampa FL.

## **PROFESSIONAL EXPERIENCE**

**Records Manager – USEPA – New York, NY (02/2017 – 04/2021)**

- Federal Lead of the records department providing support and training of the 20,000 EPA personnel.



**Contract Lead/Senior Records Manager/TRIM Administrator – J5 Systems  
Contractor for the Department of the Navy/Assistant for Administration, Directives  
and Records Management Division – Arlington, VA (07/2015 – 10/2016)**

- Contract Lead supervising a team of nine contractors that provide support and training of the 900,000 US Navy personnel for their HP TRIM Records Management software system.
- Implementing the Navy CAPSTONE email preservation program preserving and archiving 325 Senior Leaders throughout the US Navy and Marine Corps. Awarded a Certificate of Appreciation by SES William O'Donnell, DON/AA on 3 August 2015 for improving the Navy's Record Management Program and increasing compliance of NARA's email policy, preserving four years of CNO and VCNO emails into HP TRIM.
- Conduct eDiscovery searches for official classified and unclassified records for all US Navy investigations and Department of Justice trials and FOIA's.
- Manage and supervise all Records Management ongoing projects, utilizing the team of Subject Matter Experts to complete all work on time and under budget.

**Senior Records Manager/TRIM Administrator/Archivist – Lockheed Martin  
Contractor for the Department of the Navy/Assistant for Administration, Directives  
and Records Management Division – Arlington, VA  
(10/2014 – 07/2015)**

- Conducted eDiscovery searches for official classified and unclassified records for all FOIA's and US Navy investigations and Department of Justice trials.
- Provide support and training for the HP TRIM Records Management software system for 900,000 US Navy personnel.
- Review and add personnel to the HP TRIM software and administer security rights to all users.
- Assist with the development of the Navy's new TRACKER software which will replace HP TRIM in 2017. TRACKER is a web based, Alfresco enterprise software system replacing the Navy's legacy task management and record management systems.
- Test and evaluate new records and forms management requests.

**Information Specialist/Senior Records Analyst – US Central Command  
(08/2012 – 10/2014)**

- Provide help desk support for HP TRIM and Records Management questions for all 5000 USCENTCOM personnel.
- Perform Data Analytics to ensure responsive documents are provided for all FOIA and Joint Staff requests for responsive documents.
- In 2013, process and performed 28 searches for documents for Freedom of Information (FOIA) and the Department of Justice litigation requests, finding over 102,000 responsive documents.
- Conduct monthly Records Management and HP TRIM classroom training for over 80 USCENTCOM personnel in records management and FOIA eDiscovery rules and regulations over a twenty-four month period.
- Collect and preserve official classified and unclassified records for all FBI and CIA investigations and operations. Work closely with both agencies along with The Joint Staff, Department of State, Department of Justice and National Archives and Records Administration.
- Performed command assist visits of historical records of the CCJ1, CCJ4, CCJ5 directorates, and three special staffs' branches along with five locations overseas in the USCENTCOM Area of Responsibility.

- Use Active Navigation software to find duplicate documents for all TRIM searches.
- Authored senior leader records management rollup which the Director of CCJ6 presented to the Chief of Staff.
- Continually review, develop, assess and implement the USCENTCOM Electronic Records Management strategic planning program, ensuring the federally mandated electronic records program is followed within my designated directorates and special staff offices of the USCENTCOM headquarters and embassies overseas in our Area of Responsibility.
- Initiated and implemented a Command Vital Records Program.
- Interpret and implement information policies at USCENTCOM for the Joint Staff and the National Archives and Records Administration.
- Review and analyze security policies for handling and safeguarding national security information.
- Provide technical and nontechnical guidance daily to all records managers and file custodians regarding records management issues and storage of those documents.
- Follow classification and program security guides related to all paper documents stored in the Inactive Storage Facility (ISF) and our Sensitive Compartmented Information Facility (SCIF).
- Inspect file plans (physical and electronic) and collect/preserve all permanent official classified and unclassified records IAW the Chairman, Joint Chiefs of Staff Instruction and Manuals 5760.01, Vols. I and II, CCR 25-50 and Executive Order 12958 as Amended, Classified National Security Information.
- Collect and preserve all records that document all aspects of USCENTCOM's activities including the subordinate commands official records in order to comply with the Chairman, Joint Chiefs of Staff Instruction and Manuals 5760.01, Vols. I and II. Disposition Schedule, NARA (National Archives and Records Administration), Executive Order (E.O.) Order 12958, as amended, Classified National Security Information and the applicable federal legislation along with USCENTCOM local regulation 25-50.
- Interpret and analyze statutory guidance and provide sound recommendation and/or advice to Command Records Manager.
- Brief senior leadership on the progress achieved towards meeting our strategic objectives.
- Regularly participate in special projects and initiatives and provide status reports for records management matters that require compliance by all Directorates of USCENTCOM.
- Selected as CCJ6-RDR records custodian, developed the branch file plan and establish a filing system on the local share drives on both SIPRNet and NIPRNet.
- Capture and preserve senior leadership daily emails using TRIM software.

#### **Senior Records Analyst/Archivist – US Central Command (10/2011 – 08/2012)**

- Performed quality assurance reviews of permanent CCJ6 historical classified records.
- Preserve all permanent official classified and unclassified records IAW the Chairman, Joint Chiefs of Staff Instruction and Manuals 5760.01, Vols. I and II, CCR 25-50 and Executive Order 12958 as Amended, Classified National Security Information.
- Collect, preserve and archive all records that document all aspects of USCENTCOM's activities including the subordinate commands official records in order to comply with the Chairman, Joint Chiefs of Staff Instruction and Manuals 5760.01, Vols. I and II. Disposition Schedule, NARA (National Archives and Records Administration), Executive Order (E.O.) Order 12958, as amended, Classified National Security Information and the applicable federal legislation. This included IRAQ and Afghanistan war records.
- Collect, preserve and archiving official classified and unclassified records, both paper and electronic versions, relating to day-to-day and operational documents.
- Collect, inventory, catalogue, and transfer records to the records holding area.

### **Lessons Learned Program Manager – US Central Command (11/2008 – 10/2011)**

- On the SAIC contract, managed the Joint Chiefs of Staff Lessons Learned Program for the Command, Control, Communications and Computer Directorate at USCENTCOM.
- Collect, analyze, disseminate and archive all pertinent Communications Lessons Learned Records and documents.
- Collaborated with all four CCJ6-P Divisions to construct the CCJ6-P Branch Quarterly History Report for the USCENTCOM Chief of Staff and Command Historian.
- As the J6 Subject Matter Expert on the Joint Lessons Learned Information System, I trained and mentored all J6 personnel how to input and search within the software and regularly briefed senior leadership on the progress of the program.
- Led and performed design, development, and documentation of numerous technical projects.
- Research and determine appropriate actions or interpretation of issues that impact CCJ6.
- Reviewed After Action Reports daily to determine appropriate security classifications.
- Performed fundamental engineering duties in preliminary designs of the new CENTRIX-ISAF coalition network with the implementation team. We performed tests and system analyses during the entire implementation installing Adobe Connect, SharePoint 2007, Microsoft Office and server applications.
- Applied standard practices and techniques during implementation of this new coalition network. Prepared data and documentation for senior leadership review.
- Assisted with instruction of engineering technicians. Performed duties associated with Logistical, Mechanical, Production and Value Engineering.
- Field experience in Bahrain during the USCENTCOM Communications Conference led by the Deputy Commander. SIPR, NIPR and a complete communication package was installed for his traveling team while he collaborated with 13 other Persian Gulf allies.
- Attended the semi-annual Joint Staff Lessons Learned Conferences for additional software training and collaboration.
- Followed classification and program security guides related to all documents stored in the Joint Staff Lessons Learned Database.
- Used the Joint Staff Lessons Learned Information System weekly to review Command and Control Lessons Learned from each of the services.
- Working group lead for the development team of a new Communication Plan for the US Central Command's forward headquarters in Doha, Qatar.
- Analyze and post daily ISR and BACN reports on directorate SharePoint portal.
- Assisted with command upgrade to SharePoint and Office 2007.
- Attended three Joint Staff Language, Regional Expertise and Culture (LREC) Assessment Conferences as the USCENTCOM J6 representative.

### **Lessons Learned Program Manager – US Central Command (08/2008 – 10/2008)**

- Project Manager for the Lessons Learned Program for the Command, Control, Communications and Computer Directorate.
- Collect, analyze, disseminate and publish pertinent Lessons Learned Records and Documents.
- Participated in special projects and initiatives and performed special assignments.
- Attended the semi-annual Joint Staff Lessons Learned Conferences.
- Use the Joint Lessons Learned Information Software weekly to review Command and Control Lessons Learned from each of the services.

### **US Naval Commander – Special Operations Command (11/2007 – 05/2008)**

- Chief of Operations in the Joint Operations Center supporting Operations Enduring Freedom and Iraqi Freedom.
- Serve as a first-level supervisor, planning, directing, organizing and exercising control over nonsupervisory personnel and assist and archive the Commander's Daily Intel/Operations brief.
- Brief senior leadership on the progress achieved towards meeting our strategic objectives along with my assessment of critical operational information.
- Assist with developing and updating the J3 material classification guides.
- Evaluate sensitive documents to assign protection classification levels.
- Construct and release all naval messages, ensuring appropriate security classification.
- Assist with updating the J3 plans for document and access control on the JOC floor.
- Interacted with numerous local and international agencies daily.
- Lead Crisis Action Planning team for the Knowledge Management Branch at two quarterly worldwide exercises.
- Performed special projects and initiatives.
- Evaluate work performance of subordinates.

### **US Naval Commander – US Central Command (9/2007 – 10/2007)**

- Assist and support Joint Military Exercises, Training and Operations in the CENTCOM Area of Operations.
- Assist with all HR and personnel issues and divisional taskers and special projects.

### **Defense Contractor – US Central Command (06/2006 – 09/2007)**

- Assist J5 Plans Division with the training of coalition personnel on Disaster Preparedness and Combating WMD in Central and South Asia, Horn of Africa and Arabian Gulf countries.
- Assisted Admiral William Payne at week long Disaster Preparedness Conference with NATO countries at the George C. Marshall Conference Center in Garmisch, Germany.
- Participated in special projects and initiatives and performs special assignments.

### **US Naval Commander – US Central Command (5/2004 – 10/2005)**

Operations Officer/Archivist in the Joint Operations Center, Tampa, FL and Doha, Qatar

- Assist and support Joint Military Exercises and Operations in the USCENTCOM Area of Responsibility.
- Assist with developing and updating the CCJ3 material classification guides.
- Construct, release and archive all Admiral approved naval messages, ensuring appropriate security classification.
- Updated the CCJ3 plan for document and access control in the Joint Operations Center.
- Interacted with numerous local and international agencies daily.
- Assist with USCENTCOM Commander's Daily Intel/Operations morning brief of GEN John Abizaid, staff and coalition members in Tampa and Qatar and archive on command classified shared drive.
- Support Operation Iraqi Freedom from USCENTCOM Operations Center in Doha Qatar – 9 months.

**US Naval Commander – Special Operations Central Command (07/2001 – 04/2004)**

Operations Officer in the J3 Training and Exercise Branch

- Assist coalition joint military personnel with logistical and operational support during Operations Enduring Freedom and Iraqi Freedom. Proficient in the development and the presentation of complex concepts to military leadership including the development of plans and the allocation of resources in support of unit requirements.
- Senior Exercise Planner for five Joint Chief of Staff Exercises that included NATO and AOR countries. Led all three planning conferences for all Special Operations training events for each exercise. Planned, collected, analyzed, disseminated and archived Lessons Learned for each exercise. Established and installed NIPR Command Center at an Egyptian Airbase in Cairo, Egypt.
- Lead Security Officer for all exercises in the USCENTCOM Area of Responsibility.
- Participated in special projects and initiatives and performed special assignments.
- Briefed senior leadership on the progress achieved towards meeting our strategic objectives with our coalition partners and my assessment of critical operational information after each exercise or mission.
- As the J3 Subject Matter Expert on Special Operations,
- Advise and provide counsel to employees regarding policies, procedures, directives of management and make decisions presented by subordinate personnel.
- Evaluate work performance of subordinates.

Other Positions:

- J6 Network Operations Officer – 2 months.  
Install new SIPR and NIPR workstations throughout Tampa headquarters.
- J8 Special Operations Command Comptroller – 7 months.  
Supported all Special Operations during 2002 in Afghanistan from Doha Qatar.
- J1 Mobilization Officer – 4 months.

**US Naval Reserves, Lieutenant, Lieutenant Commander and Commander, Cincinnati, OH, Chicago, IL and Tampa, FL (05/1985 – 07/2001)**

Administration Officer, Personnel Officer and Commanding Officer.

- Managed the 52 man Naval Control of Shipping Reserve unit.
- Reviewed and analyzed security policies for handling and safeguarding national security information.
- Provide technical guidance to all exercise participants regarding security issues related to information security during each 2 week exercise.
- Briefed senior leadership on the progress achieved towards meeting our strategic objectives after each exercise and my assessment of critical operational information.
- Managed the 14 man Personnel Division for a 52 man Naval Control of Shipping Reserve unit.
- Managed the 60 man Administrative Division for the USS Vulcan (AR-5) and evaluate work performance of subordinates.

**VARIOUS COMPANIES, Cincinnati, OH and Tampa FL (05/1983 – 07/2001)**

Assistant Comptroller/Project Manager/Operations Manager.

- Oversee all company operations. Manage and hire personnel for corporate contracts. Solicit new corporate contracts and recruited qualified candidates in the accounting, finance and data processing industries. Managed IT project work contractors completed.
- Advise and provide counsel to employees regarding policies, procedures, directives of management and make decisions presented by subordinate personnel.

**US Naval Ensign – USS Donald B. Beary FF-1085 (12/1980 – 03/1983)**

Communications and Weapons Officer.

- Managed a 12 man Communications Division, Radiomen and Nuclear Security Technicians.
- Managed a 14 man Weapons Division, Fire Control Technician, Missile Technicians and Gunnersmates. Was the ship's Nuclear Weapons Safety and Security Officer and Tomahawk Missile Launch Officer.
- Trained the ship's security forces who protected the ship weapons and equipment while in port and at sea.

**COMPUTER SKILLS**

Forty-two years of Computer Experience on the following software packages:

- HP TRIM Software for Records Management and eDiscovery
- Active Navigation
- Alfresco
- Joint Lessons Learned Information System
- Microsoft SharePoint 2007 and 2010
- Microsoft Outlook 2007 and 2010
- Microsoft Word 2007 and 2010
- Microsoft Excel 2007 and 2010
- Microsoft PowerPoint 2007 and 2010
- Microsoft Access 2007 and 2010
- Microsoft Internet Explorer 11
- Microsoft Great Plains Accounting Software
- Clear
- Acrobat Reader
- Adobe Connect
- Adaptec CD Creator
- Jabber



**From:** [angel@flbedbugexperts.com](mailto:angel@flbedbugexperts.com) <[angel@flbedbugexperts.com](mailto:angel@flbedbugexperts.com)>

**Sent:** Saturday, April 15, 2023 3:06 PM

**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>

**Cc:** [christenmalley@gmail.com](mailto:christenmalley@gmail.com); Vimalpersad <[vimalpersad@gmail.com](mailto:vimalpersad@gmail.com)>; Jlabarbera2000 <[jlabarbera2000@gmail.com](mailto:jlabarbera2000@gmail.com)>

**Subject:** [EXTERNAL]Fwd: Declaration of Candidacy for Board membership of Concord Station CDD Board

**Importance:** High

Good afternoon Debby,

I Hope your day is going well despite last night's eventful meeting. I am reaching out to you to officially declare my intention of candidacy for the CDD Board.

My family and I have been residents of Concord Station since 2016 and we love it here. It is a wonderful community to raise our children (Reid, 8 yrs. and Alexandra 7yrs.) in.

My wife, Christene, and I own and operate a successful pest control company. I am confident, with my background, if given the opportunity, I could help inform our residents and communicate with them to make sure that their voices are heard and decisions are made together as a community.

Furthermore, I would like to move forward in a positive and respectful manner. I am very sorry that you are having to personally endure all of the negativity. I understand we are all human and make mistakes, things slip through the cracks, and so on. I am ready to salvage this relationship and take on the responsibility needed to help put the right people in place that have the time to dedicate to our community. We are in for a tough challenge correcting the course, but, I am sure we can do it together. I will need your assistance to make this happen. Please let me know of any further instructions I need to take in order to ensure an easy transition.

Sincerely,

Angel L. Rivera

18302 Holland House Loop

Land O' Lakes, FL 34638

813.770.5414

**From:** Brian Shuford <[bshuford@parkwayconsulting.net](mailto:bshuford@parkwayconsulting.net)>  
**Sent:** Friday, May 19, 2023 10:53 AM  
**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>  
**Cc:** Diana Kronick <[DKronick@rizzetta.com](mailto:DKronick@rizzetta.com)>  
**Subject:** [EXTERNAL]Concord Station CDD board vacancy

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Good morning Debbie:

My name is Brian Shuford. I live at 18345 Scunthorpe Lane in Concord Station. I am interested in the board vacancy. I am attaching a copy of my resume for the CDD board's consideration.

Thank You,

**Brian Shuford**

Managing Partner

Parkway Consulting

[bshuford@parkwayconsulting.net](mailto:bshuford@parkwayconsulting.net)

(941) 914-1325

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### **Executive Summary**

Accomplished governmental affairs professional with over a decade of experience specializing in transit and land development-related issues. Worked in highly competitive public affairs and legislative environments with community leaders, showing leadership skills to develop strategies and influence public and regulatory policy. Achieved passage of legislation at local and state levels that has generated millions of dollars in new revenue.

### **Experience**

#### **Parkway Consulting Inc. – Tampa, FL Managing Partner**

**August 2019- Present**

- Assist clients with legislative and regulatory strategies focusing on land use, transportation, and business development-related matters at the local and state level.

#### **Outfront Media Inc. - Tampa, Florida Director of Government Affairs SE**

**April 2015 - August 2019**

- Passed legislation at the local and state level, generating millions of dollars in new revenue
- Managed all lobbying and political activities in assigned regions
- Represented Outfront at industry meetings
- Managed contract attorneys, lobbyists, and vendors in multiple states
- Helped respond to municipal RFPs
- Coordinated electoral activities in assigned regions
- Monitored, tracked, and analyzed local and state legislation

#### **Coalition Against Bigger Trucks - Land O Lakes, Florida Regional Director**

**December 2012 - April 2015**

- Was part of a team that stopped legislation that would have increased semi-trucks weight, which would have led to an increase in infrastructure damage and increased safety risk
- Drafted congressional correspondents
- Lobbied local, state, and federal governments
- Monitored local, state, and federal legislation
- Organized and managed fly-ins
- Analyzed local, state, and federal legislation
- Helped to build a coalition of rail and safety stakeholders in assigned states

#### **Pinellas Realtor Organization - Clearwater, Florida Director of Governmental Affairs**

**July 2008 - December 2012**

- Lobbied for and successfully passed a referendum that increased economic development funding and advocated for the passage of county regulatory policies that increased affordable housing
- Monitored local, state, and federal legislation
- Analyzed legislation and ordinances for impact on members related to housing, insurance, and transportation
- Managed electoral and political activities
- Drafted legislation and testimony
- Coordinated PAC fundraising, management, and financial reports
- Responded to inquiries by government officials and composed issue briefs

- Organized all grassroots activities
- Wrote monthly governmental affairs articles related to real estate, banking, and financial services issues
- Assisted with strategic planning and budgeting
- Represented the association at outside industry meetings

#### **American Association of Physician Specialists - Tampa, Florida**

**April 2007 - July 2008**

##### **Director of Governmental Affairs**

- Stopped legislation that would have eliminated the board of certification for ER doctors in Florida and put their careers in jeopardy
- Tracked legislation on national and state levels
- Analyzed legislation and regulations for impact on members
- Coordinated all PAC fundraising and budgeting
- Managed FEC reporting
- Lobbied for the association's healthcare issues
- Organized all grassroots and stakeholder management activities
- Responded to and researched inquiries by government officials as a subject matter expert
- Assisted with strategic planning and corporate partnerships for the organization
- Composed legislative and strategy briefs
- Drafted legislation and testimony

#### **Education**

- Master of Business Administration (MBA), New England College, Henniker, NH (2022)
- Master of Arts (MA) - Public Policy, New England College, Henniker, NH (2009)
- Bachelor of Arts (BA) - Political Science, Florida State University, Tallahassee, FL (2007)

#### **Civic Involvement**

- Georgia Chamber Board of Governors, April 2016 – August 2019
- Florida Chamber Board of Governors, April 2016 – August 2019
- Tampa Bay Regional Coalition, September 2008 - December 2012
- RNC Host Committee Communications Task Force, August 2011 - August 2012

## **Tab 17**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD  
STATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING  
THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE**

WHEREAS, The Concord Station Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Debby Wallace is appointed Assistant Secretary.  
Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF JUNE 2023.**

**CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**